Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
April 27, 2020

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Please provide any written comments to jraitt@town.arlington.ma.us by April 27, 2020 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, April 27, 2020 at 7:00 PM in the **Join Zoom Meeting with audio and video by connecting using this link and Meeting ID: https://zoom.us/j/166140026 Enter Meeting ID: 166 140 026 or join by phone by calling: 1-646-876-9923 and enter the Meeting ID**

1. Continued Public Hearings

7:00 p.m. **Docket #3616, 434 Massachusetts Avenue**
Continued Public Hearing

Notice is herewith given that an application has been filed on January 7, 2020 by Andy Liam, Taipei-Tokyo, at 434 Massachusetts Avenue, to open Special Permit Docket #3616 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that is already installed. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Docket #2818, 880 Massachusetts Avenue
Continued Public Hearing

Notice is herewith given that an application has been filed on March 3, 2020 by Back Bay Signs, for TD Bank, at 880 Massachusetts Avenue, to re-open Special Permit Docket #2818 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to install new signage in a B4 Vehicular Oriented Business District. The re-opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Docket #3348, 833 Massachusetts Avenue
Continued Public Hearing

Notice is herewith given that the Arlington Redevelopment Board will re-open Special Permit Docket #3348 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section

3.4, Environmental Design Review, in order to review compliance with special condition 5 of the Special Permit Decision, dated April 13, 2009, and in order to hear from the property owner regarding such compliance. Special condition 5 of the Special Permit Decision refers to the future redevelopment of the Atwood House.

• For each public hearing, applicants will be provided 5 minutes for a presentation.
• DPCD staff will be provided 3 minutes to discuss public hearing memo.
• Members of the public will be provided time to comment.
• Board members will discuss each docket and may vote.

2. Discussion & Vote

8:30 p.m. Town Meeting and Warrant Article Votes & Comments in COVID-19 Emergency, including Votes on Articles 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47

• Board members will discuss and vote

3. Meeting Minutes (2/24/20 and 3/2/20)

8:40 p.m. • Board members will review and may approve minutes

4. Director's Updates

8:45 p.m. • Director will provide updates

5. Open Forum

8:55 p.m. • Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request. Meeting participants will not have access to video.

6. Adjourn

Estimated 9:15 p.m. – Adjourn

7. Correspondence Received

Correspondence received from:
S. Revilak 04-26-2020
D. Seltzer 04-27-2020
P. Worden 04-27-2020

Town of Arlington, Massachusetts

Continued Public Hearings

Summary:

7:00 p.m.

Docket #3616, 434 Massachusetts Avenue
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- Board members will discuss each docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	Combined_Application_Materials.pdf	Docket #2818 Application Materials 880 Mass Ave.
Reference Material	EDR_Public_Hearing_Memo_Docket_#2818_880_Mass_Ave.docx	Docket #2818 EDR Public Hearing Materials 880 Mass Ave.
Reference		Docket #3616 Application

	Reference Material	Docket_#3616_434_Mass_Ave_Taipei_Tokyo_application_reduced.pdf	Application Materials 434 Mass Ave.
	Reference Material	TAIPEI-Tokyo_-_REVISED_Sign_Proposal.pdf	Docket #3616 TAIPEI Tokyo Revised Sign Proposal
	Reference Material	Memo_Update_regarding_Taipei_Tokyo_Signage_03-12-20_Final.pdf	Docket #3616 Memo Update regarding Taipei Tokyo Signage 03-12-20
	Reference Material	Agenda_Item_1_Docket_#3348_833_Mass_Ave_-_19022_200312_821_Mass_Ave_-_ARBDesign_Package.pdf	Docket #3348 833 Mass Ave. ARB Design Package for 821 Mass Ave.
	Reference Material	Agenda_Item_1_Docket_#3348_correspondence_Andrew_Bunnell_Letter_2020_04_08.pdf	Docket #3348 correspondence Andrew Bunnell Letter 2020 04 08
	Reference Material	Agenda_Item_1_Docket_#3348_correspondence_Email_to_Robinson_2020_04_08.pdf	Docket #3348 correspondence Email to Robinson 2020 04 08

PLANNING & COMMUNITY DEVELOPMENT

2020 MAR -3 P 1:07

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 880 Massachusetts Avenue
 Name of Record Owner(s) TD Banknorth NA Phone 856-470-3983
 Address of Owner 17000 Horizon Way Mount Laurel, NJ 08053
 Street City, State, Zip

2. Name of Applicant(s) (if different than above) Back Bay Sign for Coast Sign Inc.
 Address 65 I Industrial Way Wilmington, MA Phone 617-230-4434
 Status Relative to Property (occupant, purchaser, etc.) Sign Contractor 01887

3. Location of Property 880 (874) Mass Ave 126.0 0002 0002.C
 Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 1281, Page 136;
 -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____

5. Present Use of Property (include # of dwelling units, if any) BV

6. Proposed Use of Property (include # of dwelling units, if any) _____

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
3.4	Environmental Sign Review
6.2	Signs

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

To allow TD Bank to replace one double sided directional sign with new non-illuminated directional sign 1'-8½" high x 20" wide and 4'-6" overall height.

(In the statement below, strike out the words that do not apply)

The applicant states that TD Banknorth, NA is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 880 Mass Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

65 I Industrial Way Wilmington MA 01887 — 617-230-4434
Address — Phone

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

___ Dimensional and Parking Information Form (see attached)

X Site plan of proposal

___ Model, if required

X Drawing of existing conditions

X Drawing of proposed structure

___ Proposed landscaping. May be incorporated into site plan

X Photographs

X Impact statement

X Application and plans for sign permits

___ Stormwater management plan (for stormwater management during construction for projects with new construction

FOR OFFICE USE ONLY

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 880 (874) Mass Ave

Zoning District B4

Owner: TD Banknorth NA

Address: 17000 Horizon Way Mount Laurel NJ 08053

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	4,439 sf.		min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories			stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

Town of Arlington
Redevelopment Board

Description of Proposal:

The purpose of this proposal is to allow TD Bank to replace the existing illuminated directional sign located at the Lockeland Avenue entrance to the bank parking lot. The existing sign is 3'-6" wide by 2'-1" high and has an overall height of 4'-0". The proposed non-illuminated sign is 2'-0" wide by 1'-8 1/2" high and has an overall height of 4'-6". The location of the sign is setback 12'-8" from the road and 4'-8" from the driveway.

Special Permit Citeria:

1. The Bylaw allows the Redevelopment Board to permit signs that are greater size, quantity or location.

2. This sign will be a service to the public good by providing direction to the by the bank's drive through and atm.

3. The sign proposed will assist vehicular traffic approaching the bank from both Mass Ave and Lockeland Ave.

4. N/A

5. N/A

6. The proposed sign replacement will be in keeping with the existing sign and will no longer be internally illuminated and thus decrease the light pollution in the immediate area.

7. There will be nothing detrimental to the character of the neighborhood caused by this sign.

TD Bank
America's Most Convenient Bank®

TD Bank, N.A.
17000 Horizon Way
Mail Stop: NJ5-005-105
Mount Laurel, NJ 08054
T: (856) 470-3983
Vicki.Sylvester@td.com

AUTHORIZATION LETTER

February 27, 2019

To Whom It May Concern:

Please allow this letter to serve as authorization for employees of Image Resource Group to act on behalf of TD Bank N.A n the filing of any applications for required permits and/or approvals for the Signage Renovation Work of the TD Bank N.A owned facility. This would include, but is not limited to, signing any owner signature application, appearing before any governmental agency at general meetings or public hearings addressing the signage at the facilities and, if necessary, recording any such decisions.

Should you have any questions, please do not hesitate to contact me directly at (856) 470-3983.

Sincerely,

Vicki Sylvester

Vicki Sylvester
TD Bank N.A. - Officer

cc: File
Steven Prouse – Image Resource Group

Verna M. Cornish

Verna M. Cornish
Notary Public, State of New Jersey
Commission No. 2181623
Commission Expires October 30, 2020



EXISTING SITE PHOTOGRAPH

Site Recommendation Book

Arlington ID #: 1021
880 Massachusetts Avenue
Arlington, MA

Preliminary Recommendations
July 22, 2019

Revisions
November 13, 2019
November 20, 2019
December 17, 2019

IMAGE RESOURCE GROUP BRINGING DESIGN TO REALITY
130 Pinnacle Point Ct., Columbia, SC 29223, P: 803-790-2121 F: 803-790-2125 Company Website: www.imageresourcegroup.com Project Management Website: www.irgpm.com

Project Policies and Procedures

You are a valued asset to this project's success - please take a moment to review the guidelines listed, below because your safety and reputation matter.

Standard Onsite Code of Conduct Expectations

- IRG Project Manager must be aware of your presence while on site. Crew Lead must present letter of authorization to the store management prior to the start of work.
- Vehicles and equipment are to be staged as far from customer entrances & parking as possible.
- Crew members' attire should clearly identify the company with which they are working. Please do not interact with customers unless life safety concerns apply.
- Standard Protocol for working overhead is to properly block the walk space beneath the work area with cones when working on sign faces and to have a full flag crew when cabinets and heavy items are being lifted. Be mindful of potential debris dropping onto pedestrians & customers walking below, especially when removing old sign faces that may break during removal.
- No Project related trash (bulbs, faces, signs, screws, crating, etc.) shall be left on site in any trash bin or containers NOT owned by the respective vendor. All waste to be recycled/disposed offsite.
- All signs installed must be level and in pristine condition upon completion. Touch up paint will be provided to address scratched cabinets.
- Photographs: All signs installations and punch-related revisit work must be photographed to include exterior, and interior to confirm that signs light properly prior to leaving the site. Please note that by photographing the interior and exterior of the sign, you will capture the installation, and relieve yourself of potential liability for damages that may occur after leaving a site.

Sign Type- Specific Instructions

- Refacing Monuments & Pylons: If new damage is discovered on site, immediately notify IRG to include landscaping issues found or created by sign removal/installation. Ensure sign is properly lighting.
- Refacing Channel Letters: Confirm lettersets lights properly. Wipe down all letter cabinets and "BANK" letter faces.
- Replacing Wall Signs: All holes from previous sign should be sealed and water tight, without excess of sealants left behind. Every attempt to cover as many existing holes with the new sign as possible should be made, especially where new signs are smaller. The IRG Project Manager must be notified of any holes, ghosting, or damage still visible following the installation of a new sign.
- Directional Signs: All directional signs are to coordinate with any marking on the pavement, If new directional signage counteracts the current flow of traffic, remain on site until you have reviewed next steps with your IRG Project Manager. Any existing electrical must be powered down and made safe, then hidden below ground level consistent with regulations. Immediately notify IRG of damaged landscaping found or created by sign removal/installation
- Acrylic/Plate Lettersets: Retained letters are to be wiped down, and completion photos should include the entire letterset.
- Awnings: Completion photos are to include all recovered awnings, applied graphics, and enough surrounding area to confirm the location of each.
- Restoration & Painting: Completion photos are to include close up photos and enough surrounding area to confirm the location of the impacted area.



Site Plan



ORIGINAL PHOTOGRAPH


COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E01

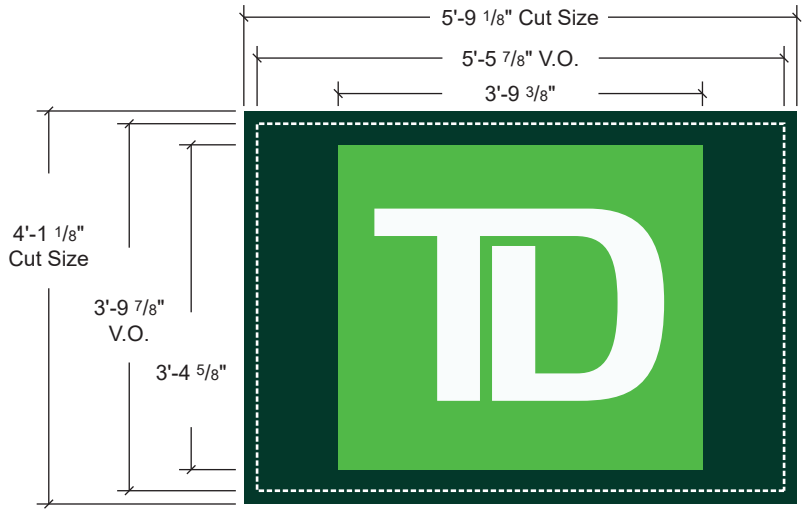
Existing Signage:
D/F Non-Illuminated Pylon
Overall: 4'-2" tall 5'-10" wide 1'-2" deep
Square Footage: 24 sq.ft.

SPECIAL CONDITIONS

Power to be run to sign.
Retrofit installation of LED sticks required. (Qty - 12) Sloan Bracket 402297-10 Required to complete retrofit

Lighting

Lamp Size: 48"
Lamp Qty: 6
Power Supply Qty: 2



FRONT VIEW
Scale- 1/2"=1'-0"

TDB-RP-FS.0002 **Qty 2** 24.05 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3630-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



MFG NOTE
Any seams in vinyl to be located at bottom of T Crossbar



ORIGINAL PHOTOGRAPH



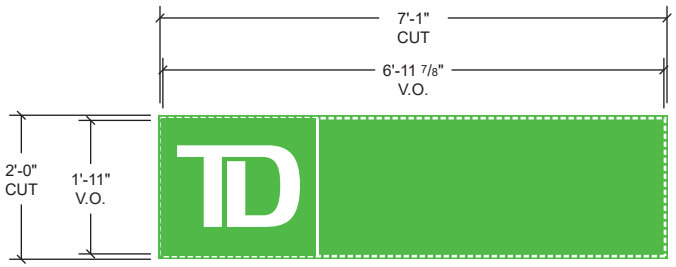
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E02

Existing Signage:
Illuminated Wall Sign
Overall: 2'-1/2" tall 7'-1" wide 8" deep
Square Footage: 14.5 sq.ft.

SPECIAL CONDITIONS

No special conditions.



FRONT VIEW Scale- 3/8"=1'-0"

Lighting

Lamp Size: 84"
Lamp Qty: 2
Power Supply Qty: 1

TDB-CRP-24X85 14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH



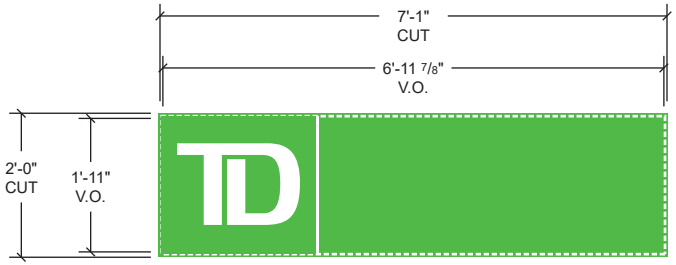
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E03

Existing Signage:
Illuminated Wall Sign
Overall: 2'-1/2" tall 7'-1" wide 8" deep
Square Footage: 14.5 sq.ft.

SPECIAL CONDITIONS

No special conditions.



FRONT VIEW Scale- 3/8"=1'-0"

Lighting

Lamp Size: 84"
Lamp Qty: 2
Power Supply Qty: 1

TDB-CRP-24X85 14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH



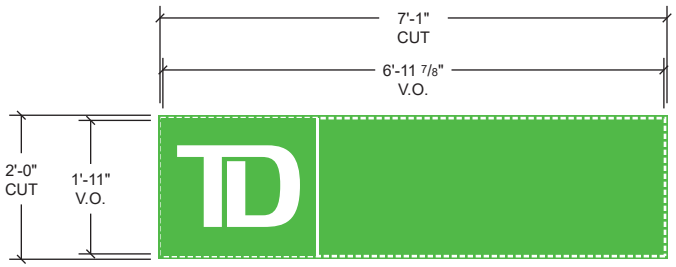
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E04

Existing Signage:
Illuminated Wall Sign
Overall: 2’-1/2” tall 7’-1” wide 8” deep
Square Footage: 14.5 sq.ft.

SPECIAL CONDITIONS

No special conditions.



FRONT VIEW Scale- 3/8”=1’-0”

Lighting

Lamp Size: 84”
Lamp Qty: 2
Power Supply Qty: 1

TDB-CRP-24X85 14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH - SIDE A



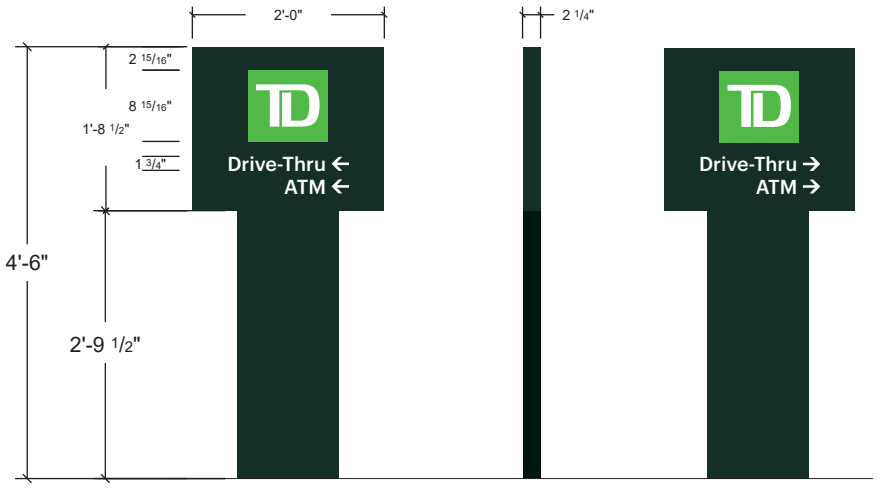
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E05

Existing Signage:
Illuminated/Non-Illuminated Directional
Overall: 3'-6" tall 2'-1" wide
Square Footage: 7.3 sq.ft.

SPECIAL CONDITIONS

Turn off power at breaker, cap off existing power, and replace with new directional



SIDE A **SIDE VIEW** **SIDE B**

Scale- 1/2"=1'-0"

TD-D.0004-X 4.33 sq.ft.

Non-illuminated painted directional sign with film decorated sign face. Aluminum tube frame and aluminum sheet construction. Sign to be painted to match: PMS 5535 #MP62874V1.0 (Satin Finish). Sign face first surface film 3M 5000 Scotchlite Reflective White Vinyl and 3M IJ680-10 Scotchlite Reflective Film (InkJet Digital) to match Matthews Pantone 361 with 3M MCS approved inkjet inks.



ORIGINAL PHOTOGRAPH - SIDE B



ORIGINAL PHOTOGRAPH

E19-E22

Existing Signage:
Blade Sign
Overall: 1'-3 1/2" tall 1'-0" wide
Square Footage: 1.29 sq.ft.

SPECIAL CONDITIONS

No special conditions.

RETAIN EXISTING SIGNAGE



ORIGINAL PHOTOGRAPH



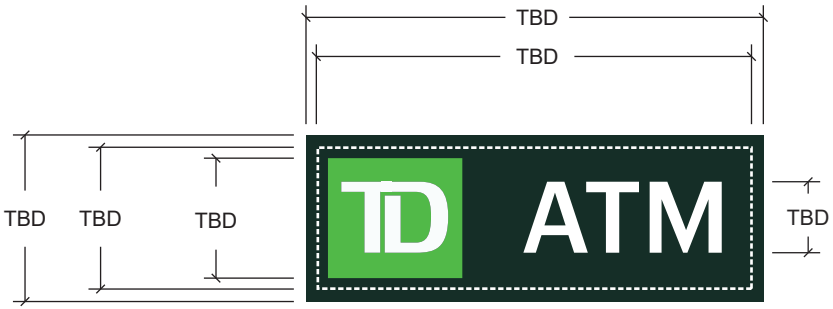
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

F01

Existing Signage:
Illuminated ATM Header
Overall: TBD tall TBD wide TBD deep
Square Footage: TBD sq.ft.

SPECIAL CONDITIONS

Technical Survey Required prior to manufacture.



FRONT VIEW Scale- 3/8”=1’-0”

Lighting

Please photograph inside of sign during technical survey
Lamp Size: _____”
Lamp Qty: _____
Power Supply Qty: X

TDB-CRP-TBDXTBD TBD sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3632-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



E01 / Side A / West



E01 / Side B / East



E02 / Side A / West



E03 / Side A / North



E04 / Side A / East



E05 / Side A / North



E05 / Side B / South



E12 / Side A / East



F01 / Side A / South

/ /

/ /

/ /

Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex-Officio

Subject: Environmental Design Review, 880 Massachusetts Avenue, Arlington, MA Docket #2818

Date: April 22, 2020

I. Docket Summary

This is an application by Back Bay Signs for TD Banknorth NA, at 880 Massachusetts Avenue, Arlington, MA, 02476, to re-open Special Permit Docket #2818 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to install new signage in a B4 Vehicular Oriented Business District. The re-opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Materials submitted for consideration of this application:

- EDR Special Permit cover sheet and narrative,
- TD Site Recommendation Book

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. **Section 3.3.3.A.**
 The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A bank is an allowed use in the B4 Zoning District. The Board can find that this condition is met.

2. **Section 3.3.3.B.**
 The requested use is essential or desirable to the public convenience or welfare.

 A bank has operated in this location for many years, and is appropriately located in a business district. The Board can find that this condition is met.

3. **Section 3.3.3.C.**
 The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

 There are no exterior alterations proposed other than signage. The Board can find that this condition is met.

4. **Section 3.3.3.D.**
 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

 A bank has operated in this location for years without overloading any public utilities. The Board can find that this condition is met.

5. **Section 3.3.3.E.**
 Any special regulations for the use as may be provided in the Bylaw are fulfilled.

 No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. **Section 3.3.3.F.**
 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

 The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. **Section 3.3.3.G.**
 The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

 The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. **EDR-1 Preservation of Landscape**
 The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

 There are no changes to the landscape as there are no proposed exterior alterations. The Board can find that this condition is met.

2. **EDR-2 Relation of the Building to the Environment**
 Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

 There are no changes to the exterior of the building other than the new signage. The Board can find that this condition is met.

3. **EDR-3 Open Space**
 All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

 There are no changes to open space. The Board can find that this condition is met.

4. **EDR-4 Circulation**
 With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

 The existing circulation does not change. The Board can find that this condition is met.

5. **EDR-5 Surface Water Drainage**
 Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be

employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

6. **EDR-6 Utilities Service**
 Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

 There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

7. **EDR-7 Advertising Features**
 The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

 The TD Bank North building is located in the B4 Zoning District and Business Sign District. The applicant is seeking to change existing signage. Directional signs are allowed in the B4 Business Sign District. The E05 directional sign is the only such sign in the parking lot.

 The bylaw allows for "non-illuminated signs which provide incidental information including, but not limited to credit card acceptance, business hours, open/closed, no soliciting, directions to services and facilities, or menus, provided these signs do not

exceed an aggregate of six square feet in sign area." (6.2.1 C. E. 3. A.) The bank would like to replace the sign (E05 in the plan) which is currently a double-sided directional sign with a new non-illuminated directional sign that is 1'8½" high and 2'0" wide with an overall 4'6" height. The directional sign is located at an exit from the parking lot onto Lockeland Avenue. The existing directional sign provides visibility for people exiting the driveway on a side street. The applicant is requesting to install a sign that is much taller than what is allowed in Section 6.2, Signs, of the Zoning Bylaw.

The existing sign is currently 6" taller than what is allowed per the bylaw. The proposed sign will be 1'6" higher (an additional foot) than what is allowed for this type of signage. The size of this sign appears in excess of what is necessary for a directional sign at the edge of a driveway on a side street. The Department does not believe that this condition is met.

8. **EDR-8 Special Features**

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

9. **EDR-9 Safety**

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No changes are proposed. The Board can find that this condition is met.

10. **EDR-10 Heritage**

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The Board can find that this condition is met.

11. **EDR-11 Microclimate**

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to

minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

No changes are proposed. The Board can find that this condition is met.

IV. Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 434 MASSACHUSETTS Ave, Arlington
Name of Record Owner(s) ARA K. Gechijian Phone 781 · 910 · 0822
Address of Owner 432 MASS AVE. , ARLINGTON · MA. (CAMERA SHOP)
Street City, State, Zip

2. Name of Applicant(s) (if different than above) ANDY LIAM
Address 434 MASSACHUSETTS Ave Phone 781 · 267 · 5472
Status Relative to Property (occupant, purchaser, etc.) _____

3. Location of Property 434 MASSACHUSETTS Ave.
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) Restaurant

6. Proposed Use of Property (include # of dwelling units, if any) RESTAURANT

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
3.4	
6.2	

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that ANDY LIAM is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 434 MASSACHUSETTS Avenue (TAI-PEI TOKYO) which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

434 MASSACHUSETTS Ave 781 · 267 · 5472
Address Arlington, MA 02474 Phone

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

N/A 1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

N/A 2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

N/A 3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

N/A 4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

N/A 5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

N/A In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

N/A 6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

(SEE ATTACHED)

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 434 MASS AVE. Zoning District _____

Owner: ARA K. GECHIJIAN Address: 434 MASS AVE

Present Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:

RESTAURANT _____

Proposed Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:

RESTAURANT _____

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	9,131		min.
Frontage	52'		min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	15'		stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

Appendix 2

Construction Documents are required for structures that must comply with 780 CMR 107. The checklist below is a compilation of the documents that may be required for this. The applicant shall fill out the checklist and provide the contact information of the registered professionals responsible for the documents. This appendix is to be submitted with the building permit application.

Checklist for Construction Documents*

		Mark "x" where applicable		
No.	Item	Submitted	Incomplete	Not Required
1	Architectural			
2	Foundation			
3	Structural			
4	Fire Suppression			
5	Fire Alarm (may require repeaters)			
6	HVAC			
7	Electrical			
8	Plumbing (include local connections)			
9	Gas (Natural, Propane, Medical or other)			
10	Surveyed Site Plan (Utilities, Wetland, etc.)			
11	Specifications			
12	Structural Peer Review			
13	Structural Tests & Inspections Program			
14	Fire Protection Narrative Report			
15	Existing Building Survey/Investigation			
16	Energy Conservation Report			
17	Architectural Access Review (521 CMR)			
18	Workers Compensation Insurance			
19	Hazardous Material Mitigation Documentation			
20	Other (Specify)			
21	Other (Specify)			
22	Other (Specify)			

*Areas of Design or Construction for which plans are not complete at the time of application submittal must be identified herein. Work so identified must not be commenced until this application has been amended and the proposed construction document amendment has been approved by the authority having jurisdiction. Work started prior to approval may be subjected to ***triple the original permit fee.***

Registered Professional Contact Information

Name (Registrant)	Telephone No.	e-mail address			Registration Number
Street Address	City/Town		State	Zip	Discipline / Expiration Date
Name (Registrant)	Telephone No.	e-mail address			Registration Number
Street Address	City/Town		State	Zip	Discipline / Expiration Date
Name (Registrant)	Telephone No.	e-mail address			Registration Number
Street Address	City/Town		State	Zip	Discipline / Expiration Date

Vital Signs
106 Massachusetts Ave.
Arlington, MA 02474
(781) 643-6327

acarter@town.arlington.ma.us

To Whom It May Concern:

The signage is already up for TAIPEI-TOKYO, 434 Mass Ave, Arlington, Massachusetts, but will need the Arlington Historical Commission to review the application.

I have attached before-and-after photos of 434 Mass Ave signage.

Sincerely,

Charles Scacca,

Vital Signs

FABRICATION DESCRIPTION

ALL DISHPAN SIGNS ARE FABRICATED WITH 1"x1" TUBING (FRAME) OR TUBED FRAME. - .040 ALUMINUM BLACK METAL FACE W/ RIVETS INSTALLED TO FRAME AND FACE - WHEN FINISHED A .75" GOLD METALLIC MOLDING IS INSTALLED AROUND SIGN AS A FRAME. (SEE ATTACHED PICTURE.)

INSTALLATION:

1"x3" - STAINLESS "L" BRACKETS SUPPORT THE SIGN BOTH TOP & BOTTOM 6x per SIGN AND 1.5" STAINLESS SELF DRILLING SCREWS ARE INSTALLED BOTH IN THE SIGN AND BUILDING FACADE.

The Commonwealth of Massachusetts

Department of Public Safety

Massachusetts State Building Code (780 CMR)

Building Permit Application for any Building other than a One- or Two-Family Dwelling

(This Section For Official Use Only)

Building Permit Number: _____ | Date Applied: _____ | Building Official: _____

SECTION 1: LOCATION (Please indicate Block # and Lot # for locations for which a street address is not available)

434 ARLINGTON, MA. 02474 | _____

No. and Street | City /Town | Zip Code | Name of Building (if applicable)

SECTION 2: PROPOSED WORK

Edition of MA State Code used _____ If New Construction check here ☐ or check all that apply in the two rows below

Existing Building ☐ | Repair ☐ | Alteration ☐ | Addition ☐ | Demolition ☐ (Please fill out and submit Appendix 1)

Change of Use ☐ | Change of Occupancy ☐ | Other ☐ Specify: Sign

Are building plans and/or construction documents being supplied as part of this permit application? Yes ☐ No ☐

Is an Independent Structural Engineering Peer Review required? Yes ☐ No ☐

Brief Description of Proposed Work: 1-3'x 20' SIGN Reface w/ Black DiBond Face - Raised ½" TEXT - 3'x12' - 2x REFACE ALSO 3'x12' RAISED TEXT. (will Provide drawing)

SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an **Existing Building Investigation and Evaluation** is enclosed (See 780 CMR 34) ☐

Existing Use Group(s): _____ | Proposed Use Group(s): _____

SECTION 4: BUILDING HEIGHT AND AREA

	Existing		Proposed	
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)				
Total Area (sq. ft.) and Total Height (ft.)				

SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 ☐ A-2 ☐ Nightclub ☐ A-3 ☐ A-4 ☐ A-5 ☐	**B: Business** ☐	**E: Educational** ☐
F: Factory F-1 ☐ F2 ☐	**H: High Hazard** H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5 ☐	
I: Institutional I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐	**M: Mercantile** ☐	**R: Residential** R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐
S: Storage S-1 ☐ S-2 ☐	**U: Utility** ☐	**Special Use** ☐ and please describe below:

Special Use:

SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA ☐	**IB** ☐	**IIA** ☐	**IIB** ☐	**IIIA** ☐	**IIIB** ☐	**IV** ☐	**VA** ☐	**VB** ☐			

SECTION 7: SITE INFORMATION (refer to 780 CMR 111.0 for details on each item)

Water Supply:	**Flood Zone Information:**	**Sewage Disposal:**	**Trench Permit:**	**Debris Removal:**
Public ☐ Private ☐	Check if outside Flood Zone ☐ or indentify Zone: _____	Indicate municipal ☐ or on site system ☐	A trench will not be required ☐ or trench permit is enclosed ☐	Licensed Disposal Site ☐ or specify: _____

Railroad right-of-way:	**Hazards to Air Navigation:**	MA Historic Commission Review Process:
Not Applicable ☐ or Consent to Build enclosed ☐	Is Structure within airport approach area? Yes ☐ or No ☐	Is their review completed? Yes ☐ No ☐

SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: _____ Use Group(s): _____ Type of Construction: _____ Occupant Load per Floor: _____

Does the building contain an Sprinkler System?: _____ Special Stipulations: _____

(1)

SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner

Ava K. Gechijian | 434 MASS. Ave. | Arlington, MA. | 02474
Name (Print) | No. and Street | City/Town | Zip

Property Owner Contact Information:

Landlord | 781-910-0922 | | —
Title | Telephone No. (business) | Telephone No. (cell) | e-mail address

If applicable, the property owner hereby authorizes

Andy Lian | 434 mass ave | Arlington | MA | 02474
Name | Street Address | City/Town | State | Zip

to act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 2)

(If building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then **check here** ☐ and skip Section 10.1)

10.1 Registered Professional Responsible for Construction Control

Name (Registrant) | Telephone No. | e-mail address | Registration Number

Street Address | City/Town | State | Zip | Discipline | Expiration Date

10.2 General Contractor

VITAL SIGNS
Company Name

106 MASS AVE | NONE
Name of Person Responsible for Construction | License No. and Type if Applicable

CHARLES SCACCA | ARLINGTON | MA. 02474
Street Address | City/Town | State | Zip

781-643-6327 | 781-462-5208 | RADENCO@JUNO.COM
Telephone No. (business) | Telephone No. (cell) | e-mail address

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152. § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.

Is a signed Affidavit submitted with this application? **Yes** ☐ **No** ☐

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Item	Estimated Costs: (Labor and Materials)
1. Building (SIGNS)	$
2. Electrical	$
3. Plumbing	$
4. Mechanical (HVAC)	$
5. Mechanical (Other)	$
6. Total Cost	$ 3,500.00

Total Construction Cost (from Item 6) = $_____

Building Permit Fee = Total Construction Cost x ____ (Insert here appropriate municipal factor) = $_____.

Note: Minimum fee = $_____ (contact municipality)

Enclose check payable to _____ (contact municipality) and write check number here _____

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Andy Lian | owner | 781-267-5472 | 10/1/19
Please print and sign name | Title | Telephone No. | Date

434 MASS. Ave. | Arlington | MA. | 02474
Street Address | City/Town | State | Zip

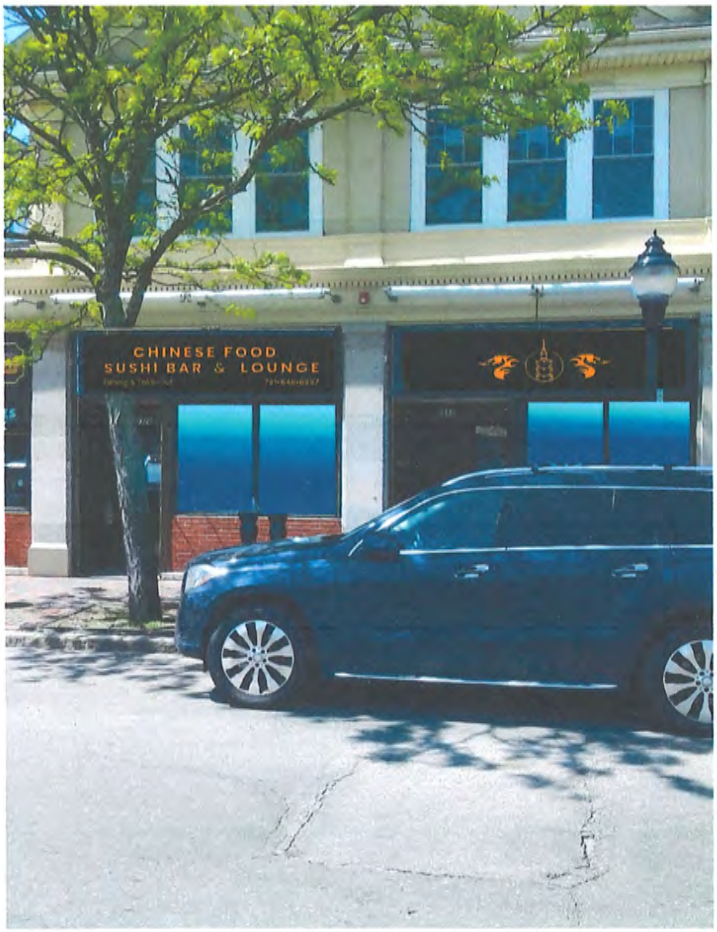
Municipal Inspector to fill out this section upon application approval: _____ _____
Name | Date

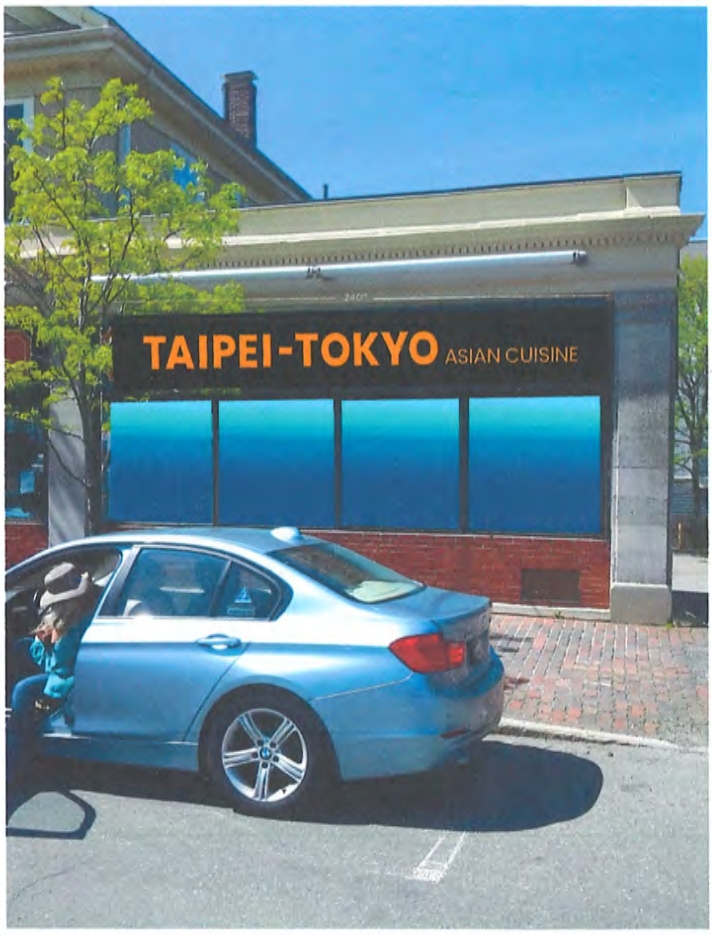
TAI-PEI TOKYO SIGNS

Requires (2) Pictures Side by Side

DISHPAN or BELT SIGN

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame
Installation: 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stailess Self-Drilling Screws.





TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

37.5" x 146"

CHINESE FOOD ... - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TEMPLE Logo - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TAIPEI-TOKYO - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

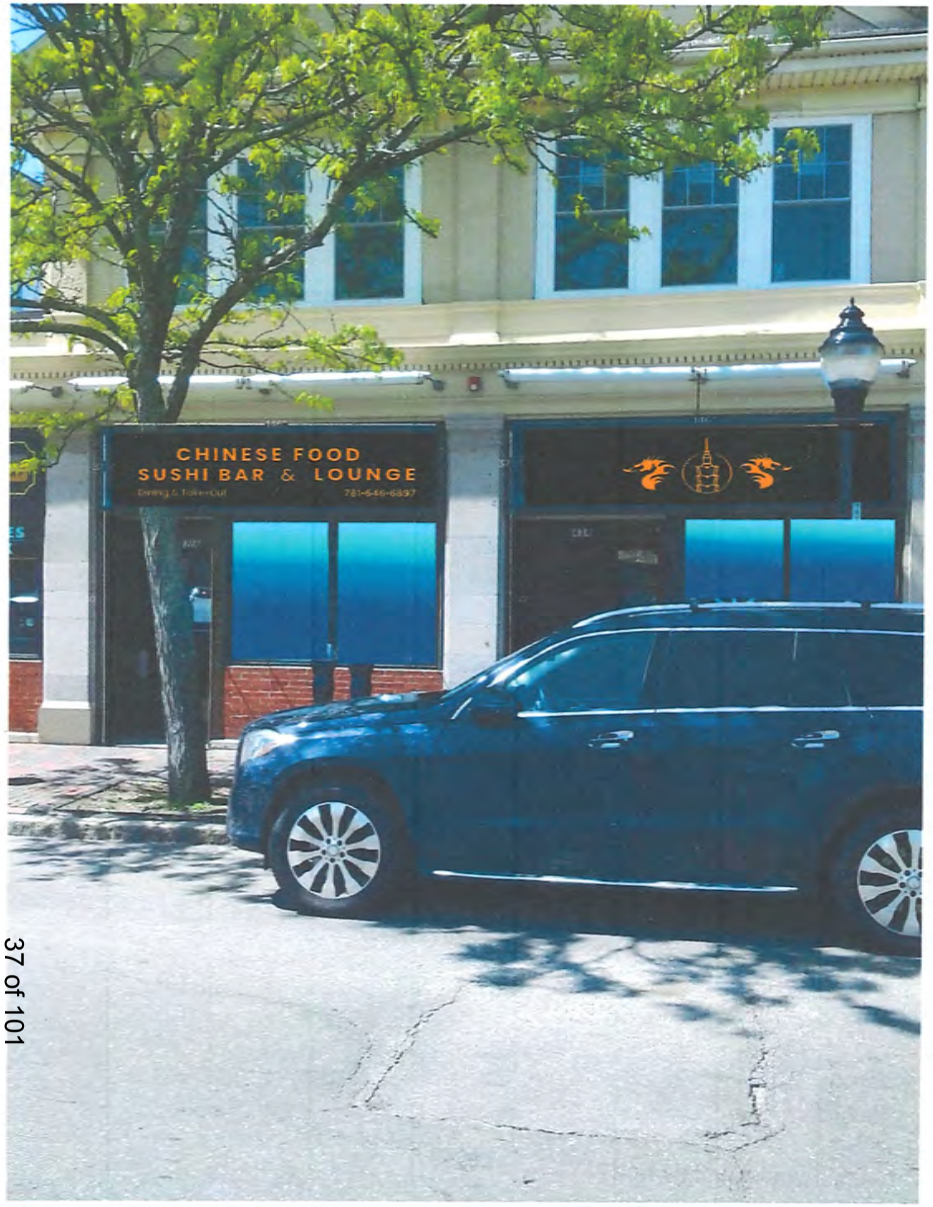


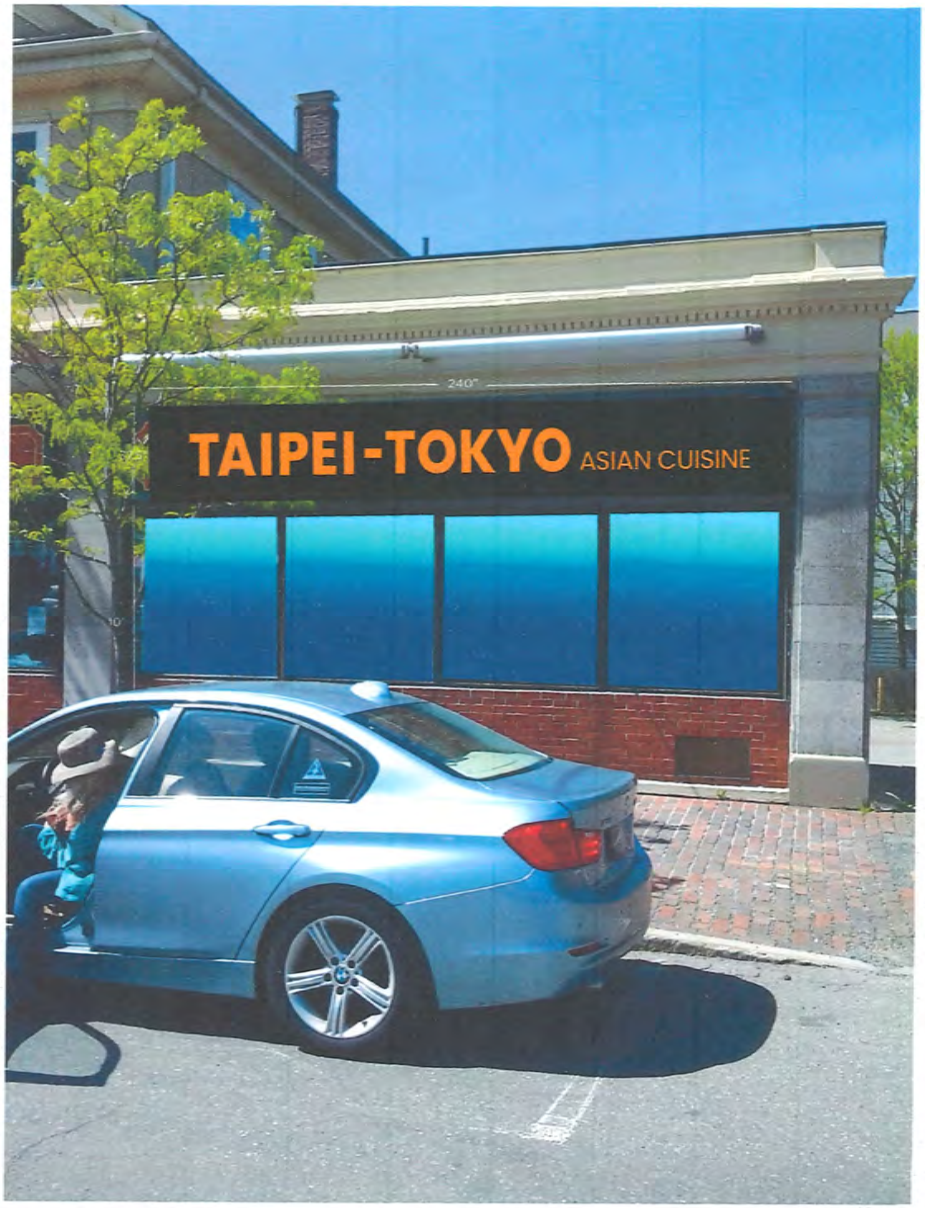
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434 Massachusetts Avenue

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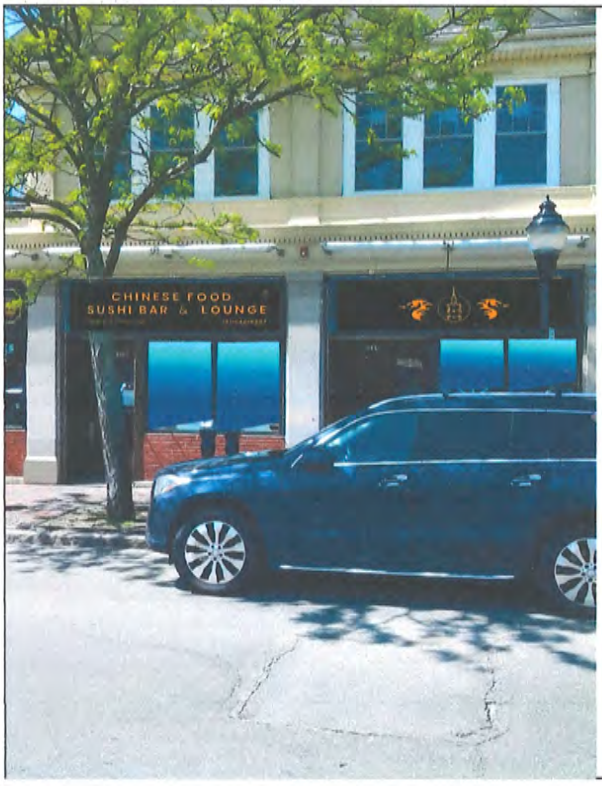


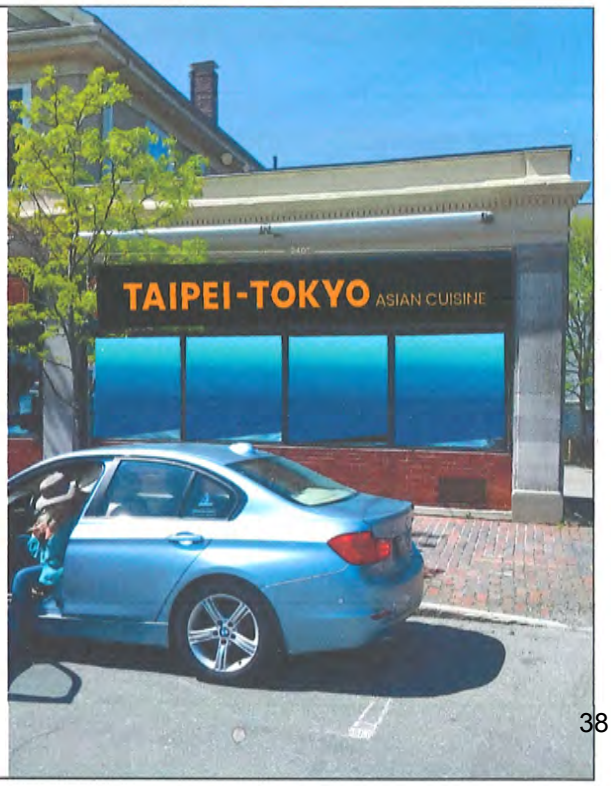
TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

DISHPAN or BELT SIGN (Requires (2) Pictures Side by Side)

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame
Installation: 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stailess Self-Drilling Screws.





EXISTING SIGNS

434 Massachusetts Avenue




TAIPEI TOKYO ASIAN CUISINE
OPEN

TAIPEI-TOKYO Re-vised Proposal

Remove lettering from existing far left Sign Panel, leaving panel up as part of facade structure to enhanced visual uniformity of Restaurant.
Letters can be removed by heating VHB tape behind letter & cleaning with Alcohol.



Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Erin Zwirko, Assistant Director, Planning and Community Development

Subject: Environmental Design Review, 434 Massachusetts Avenue, Arlington, MA Docket #3616

Date: March 12, 2020

Following the hearing on February 24, 2020, Ali Carter, the Economic Development Coordinator, and I met with the sign vendor for Taipei Tokyo to discuss the comments from the Redevelopment Board.

In particular, we discussed which signs could be removed from the façade and the condition of the façade beneath the sign panels. Following a discussion, we agreed that removing the copy on the left-most sign would be an improvement. The copy can be removed from the sign panel with heat and alcohol, according to the sign vendor. The façade beneath the sign panel is not in good condition, so maintaining the panel without the lettering in this location is improvement and also provides consistency across the restaurant façade.

It should be noted that the main entrance to the restaurant is underneath the middle sign, below the artwork where the open sign is located. The main entrance is a carved, wooden door. The door to the left of the restaurant provides access to the second floor.

In summary, the far right panel with the restaurant's name as copy will remain with a size of 60 square feet. The middle sign can be described as artwork as it does not convey a message per the definition of "Sign" in Section 2 of the Zoning Bylaw. It is sized at 38.02 square feet. For this location, one wall sign is allowed with a maximum of 40 square feet.

821 MASS. AVE

Arlington, MA

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PROJECT SCHEDULE

821 Massachusetts Ave, Arlington MA

January 20th	Cleanout completed
January 25th - 26th	MFDS completed onsite survey and field measurements for existing condition documentation
January 28th - February 2nd	MFDS completed the in-office existing condition drawings
February 3rd - 6th	MFDS collaborated with the Owner to identify the best renovation proposal based on the existing conditions and level of work to be completed.
February 10th - 12th	MFDS drafted conceptual plans for the proposed project
February 19th	Preliminary meeting with the ARB
February 24th	ARB board meeting
March 9th	Preliminary meeting with the ARB
March 16th	ARB board meeting

Pending ARB board meeting

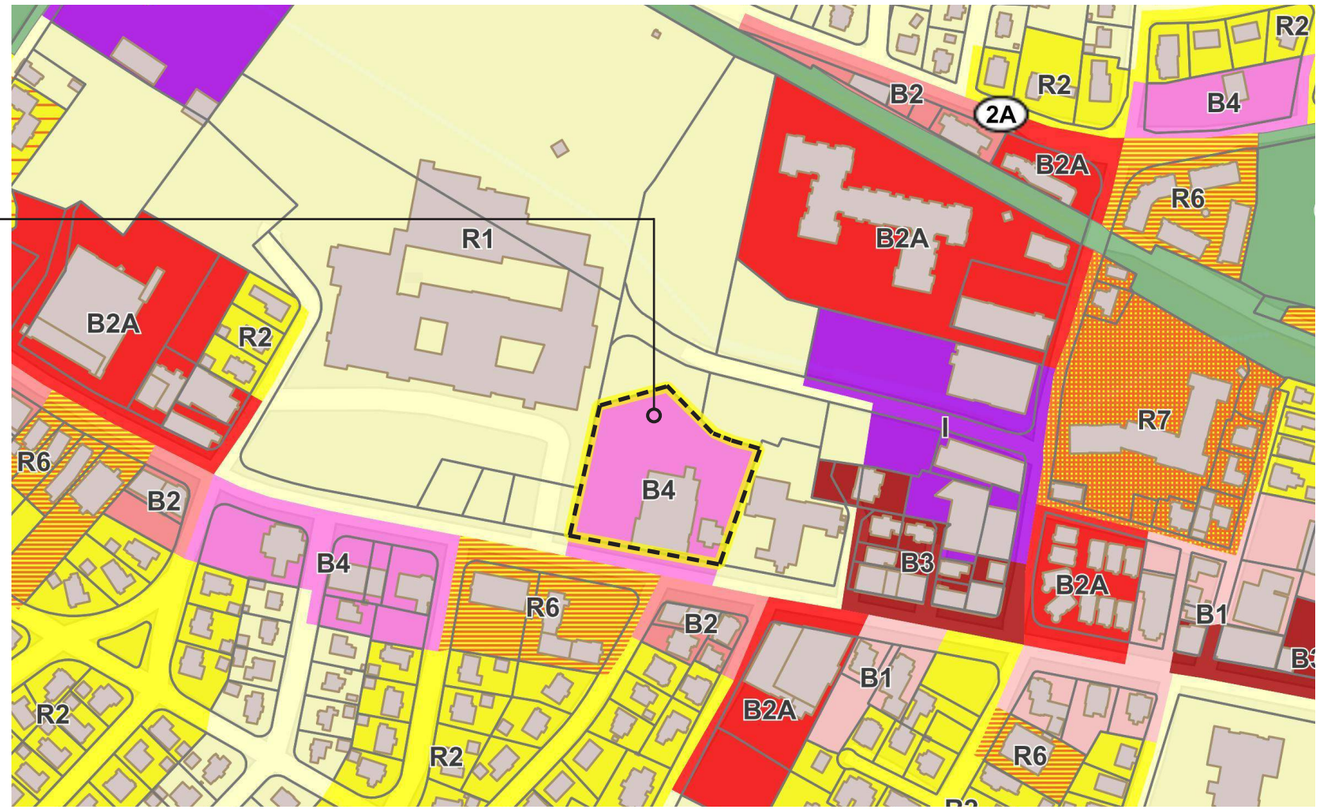
3-4 weeks	*Preliminary design & zoning review for proposed new building*
6-8 weeks	*Schematic design, including conceptual images of design for review*
1 week	*Additional informal meeting with the ARB & representative from the Building Inspector's office*
4-6 weeks	*Projected filing date*

Existing Conditions

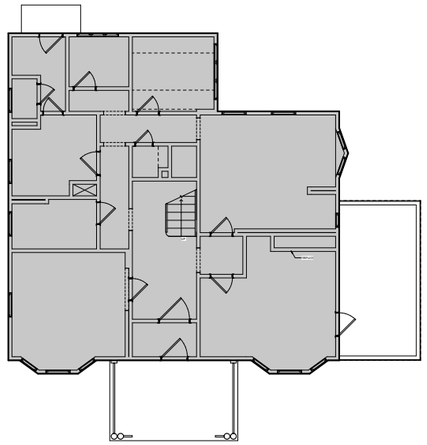
EXISTING BUILDING SUMMARY

821 Massachusetts Ave, Arlington MA

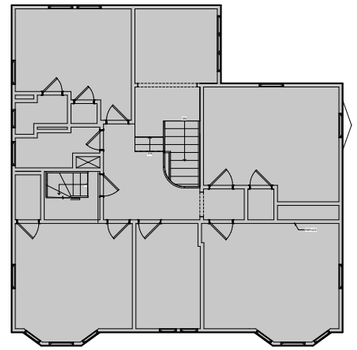
Zoning District:	B4 - Vehicular Oriented Business District
Building Use:	Office
Lot Area:	12,990 sq. ft.
Gross Floor Area:	2,920 sq. ft.
Building Height:	2-1/2 Stories
	33.3 ft.



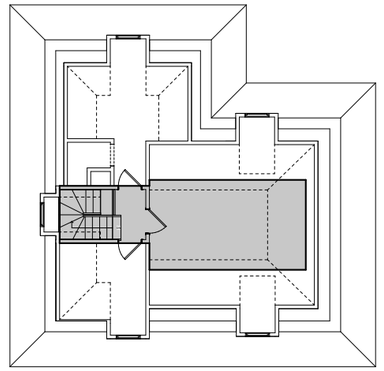
GROSS FLOOR AREA



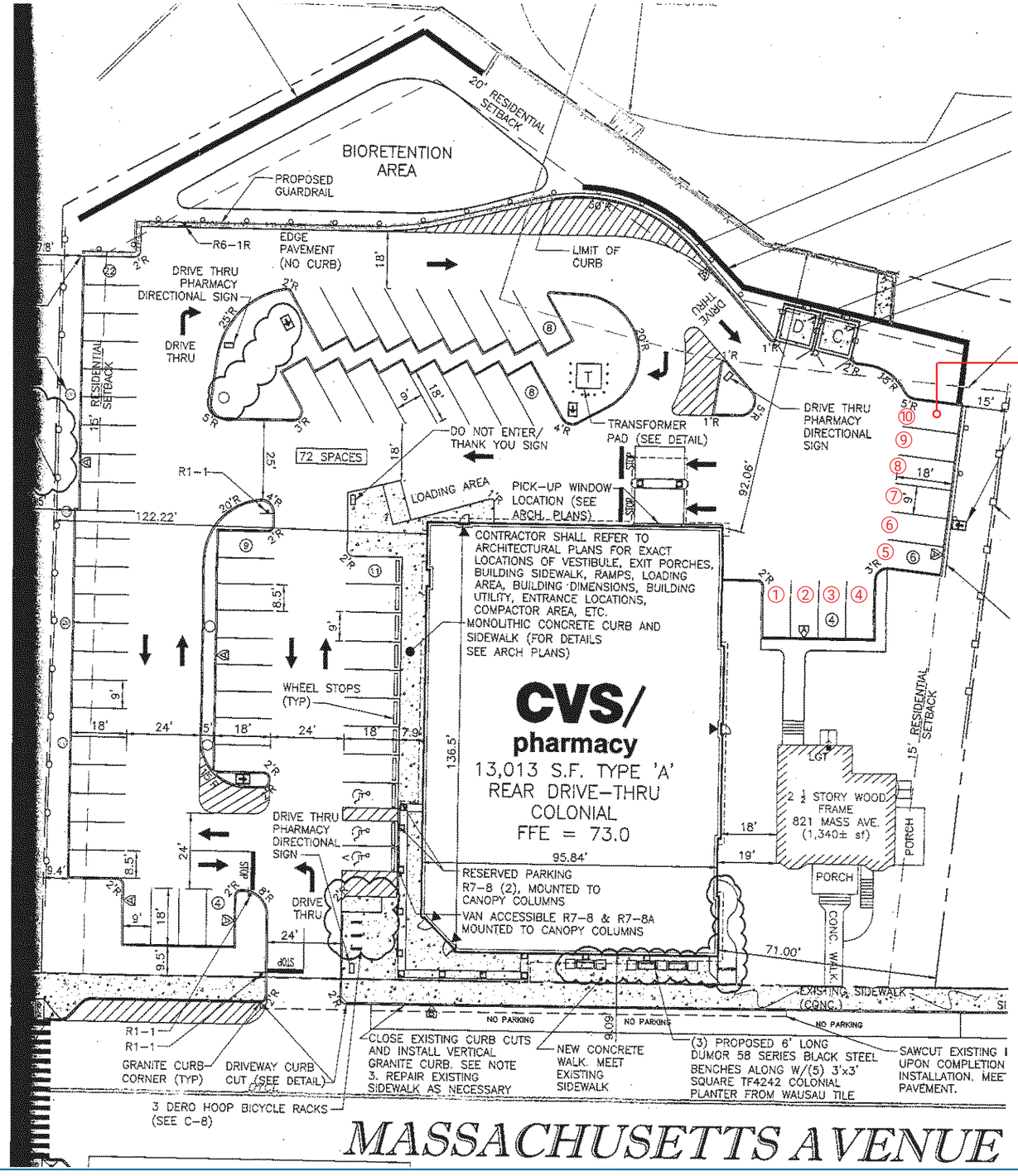
GROUND FLOOR - GSF



SECOND FLOOR - GSF

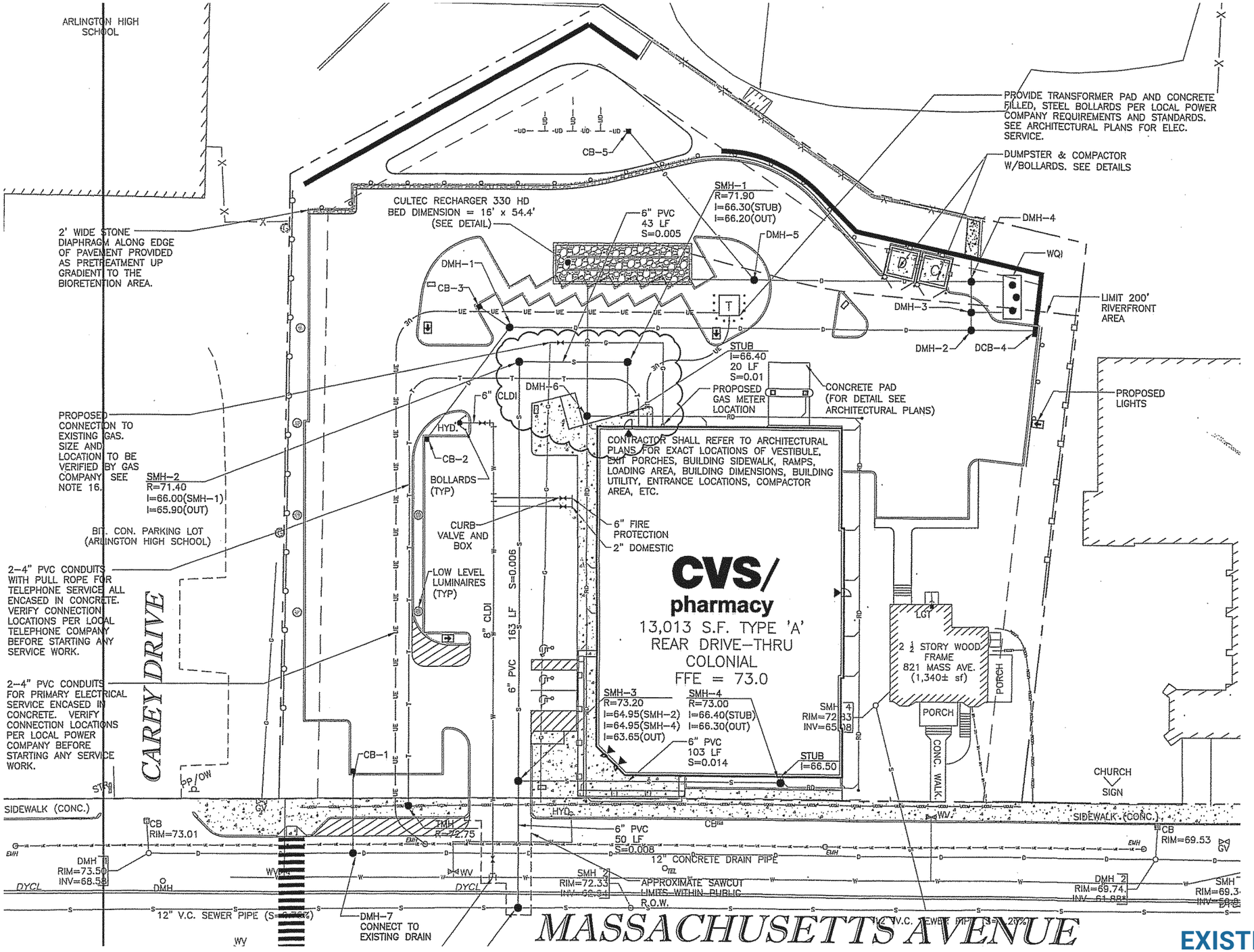


THIRD FLOOR - GSF

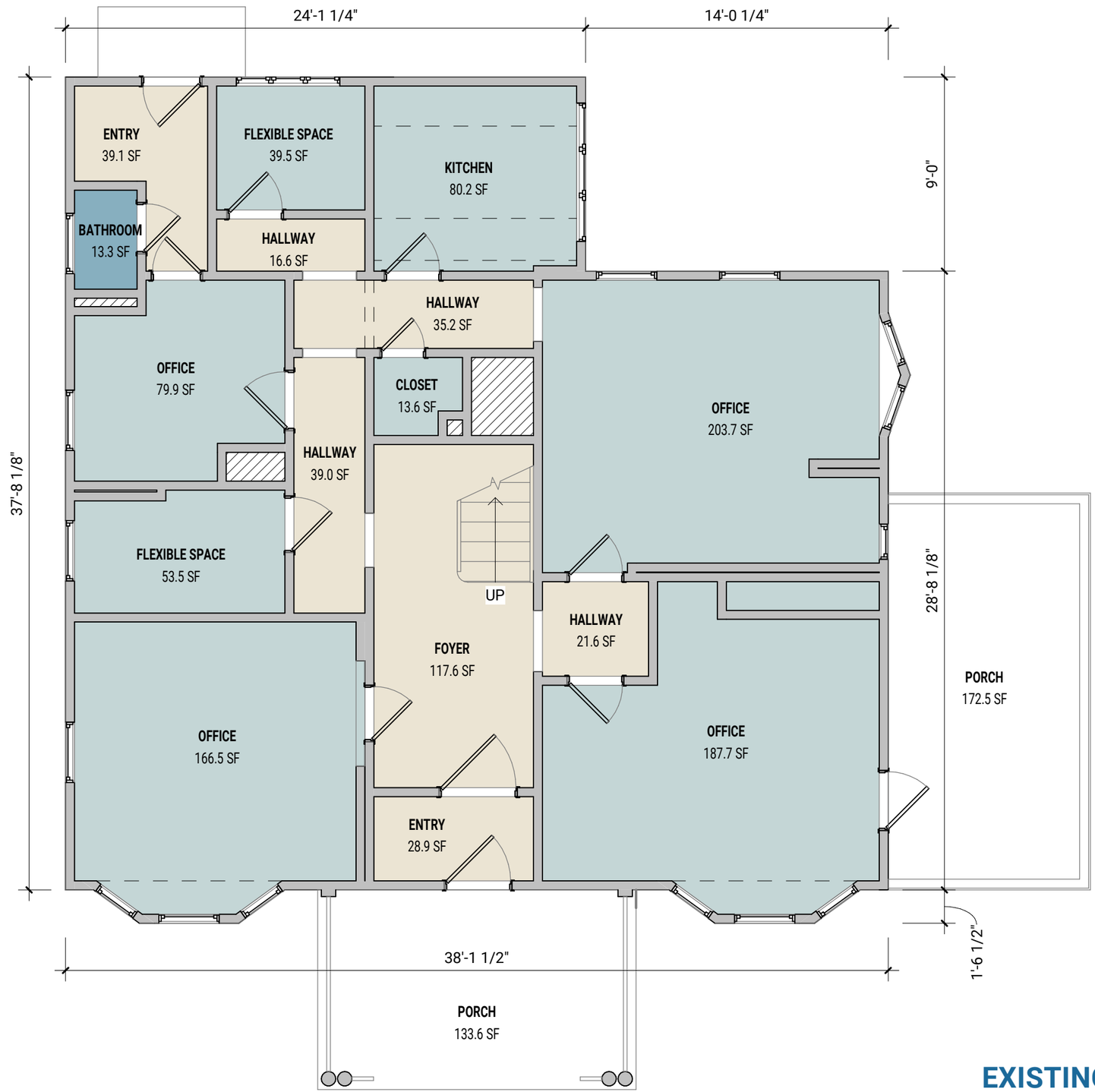


Existing Parking Spaces: 10

EXISTING PLOT PLAN



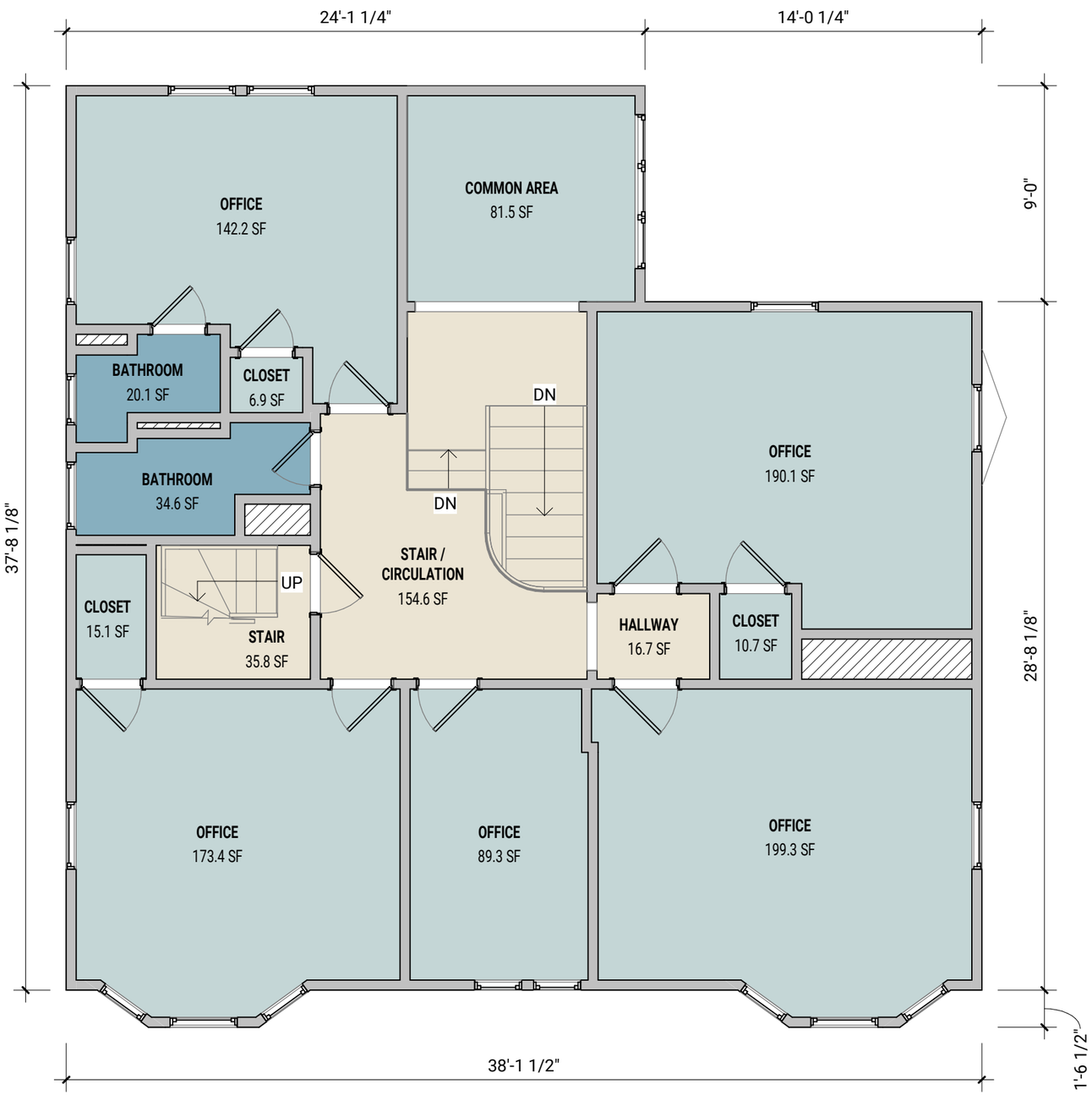
EXISTING UTILITY PLAN



EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

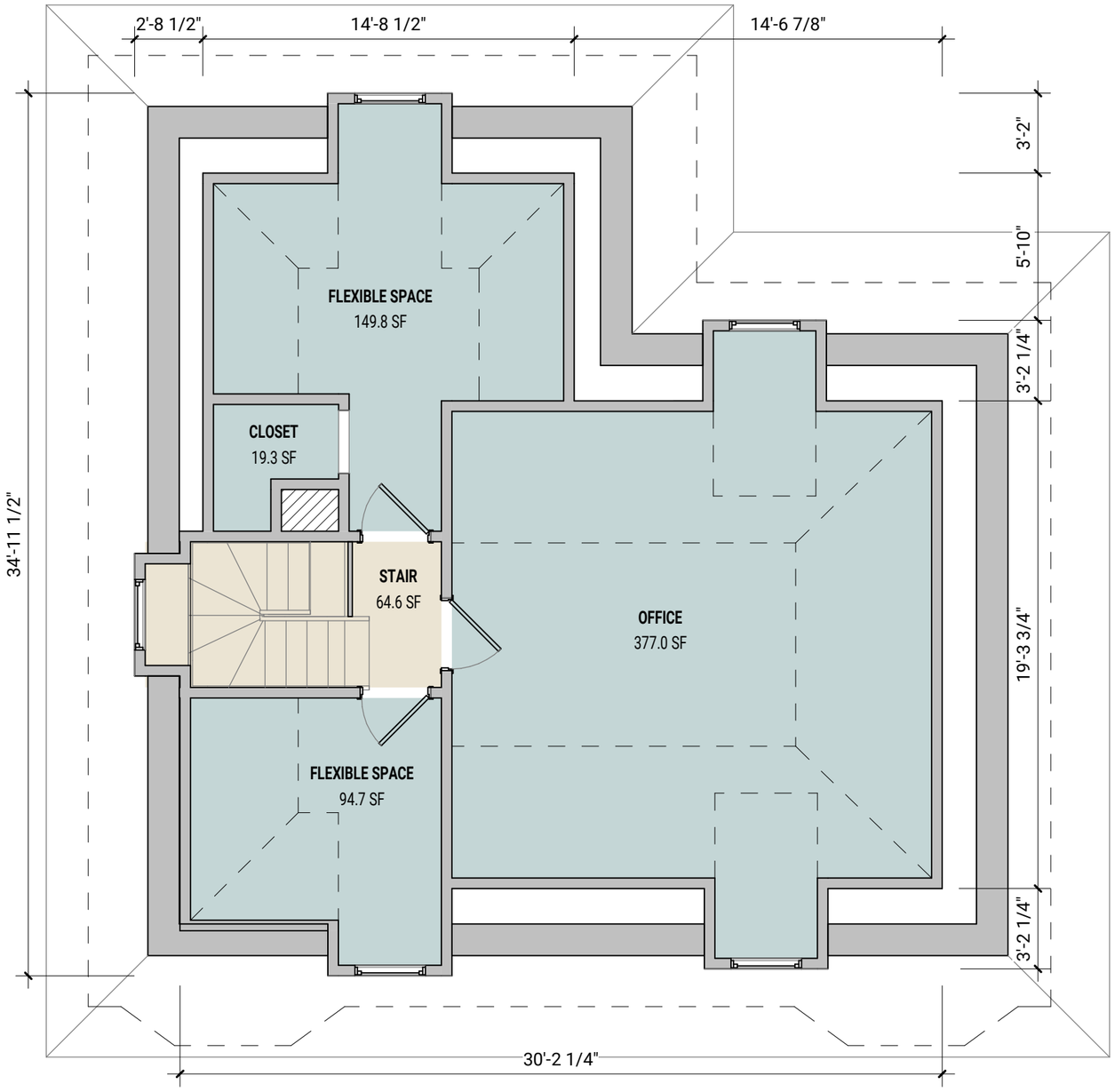
EXISTING GROUND FLOOR PLAN



EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

EXISTING SECOND FLOOR PLAN



EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

EXISTING THIRD FLOOR PLAN



EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS





EXTERIOR PHOTOGRAPHS





INTERIOR PHOTOGRAPHS





INTERIOR PHOTOGRAPHS





INTERIOR PHOTOGRAPHS



CVS / PHARMACY



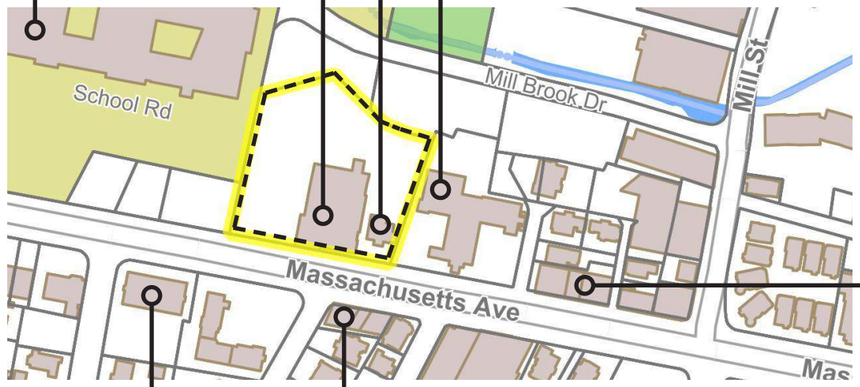
ATWOOD HOUSE



FIRST BAPTIST CHURCH



ARLINGTON HIGH SCHOOL





803 MASS AVE



846 MASS AVE



830 MASS AVE

CONTEXTUAL PHOTOGRAPHS

Renovation Scope

COMMERCIAL CORRIDORS

1 BUILDING SETBACKS

ENCOURAGE

- An appropriate relationship to the street based on the street size and sidewalk width
- Plazas and open spaces with landscaping and street furniture
- Upper-level step-backs to diminish effect of tall building height

2 BUILDING HEIGHT

ENCOURAGE

- A maximum building height to four (4) stories in the existing business centers, with (5) stories allowable by meeting additional criteria or in special locations
- A variety of building heights for large projects
- Tapering height towards neighborhoods

3 PUBLIC REALM INTERFACE

ENCOURAGE

- Inclusion of public spaces from the beginning of the development process
- Active ground floor uses with frequent entry points, windows, and street furniture
- Rain gardens, mature trees, permeable pavers and green infrastructure in plaza spaces

4 PARKING + ACCESS

ENCOURAGE

- Accessible, but not highly visible, parking areas
- Surface parking appropriately buffered with landscaping
- Accommodating bike parking
- Shared parking to reduce over-parking sites
- Underground or below-grade parking where feasible

5 CONNECTIONS + LINKAGES

ENCOURAGE

- Integration with adjoining residential areas and open space networks
- Connections to adjoining sites and parks
- Pedestrian connections between Mass Ave, the Bikeway and the Mill Brook

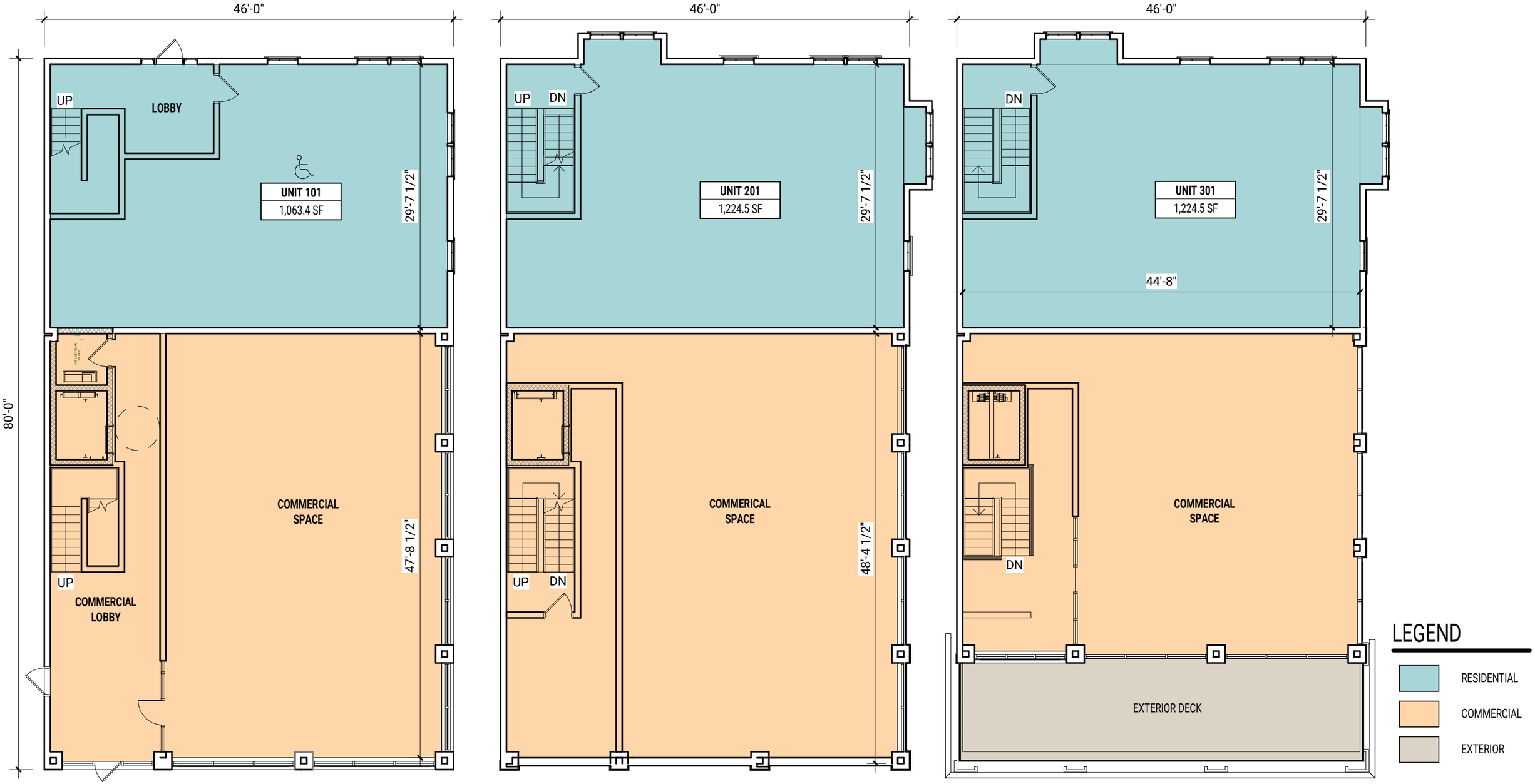
6 FACADE + MATERIALS

ENCOURAGE

- Ground floor transparency
- High-quality, durable and natural materials
- Variation in building facades by adding bays, balconies and terraces
- Lighting that prevents glare and upward light pollution



PROPOSED SITE PLAN

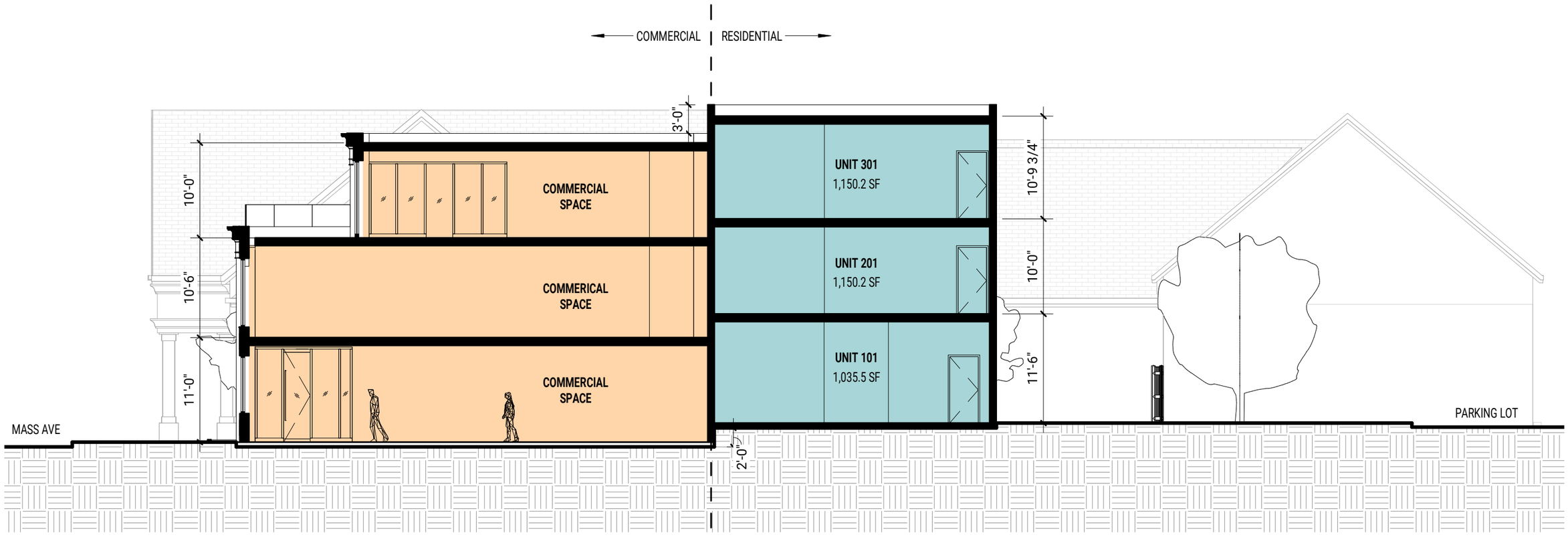


PROPOSED PLAN DIAGRAMS

LEGEND

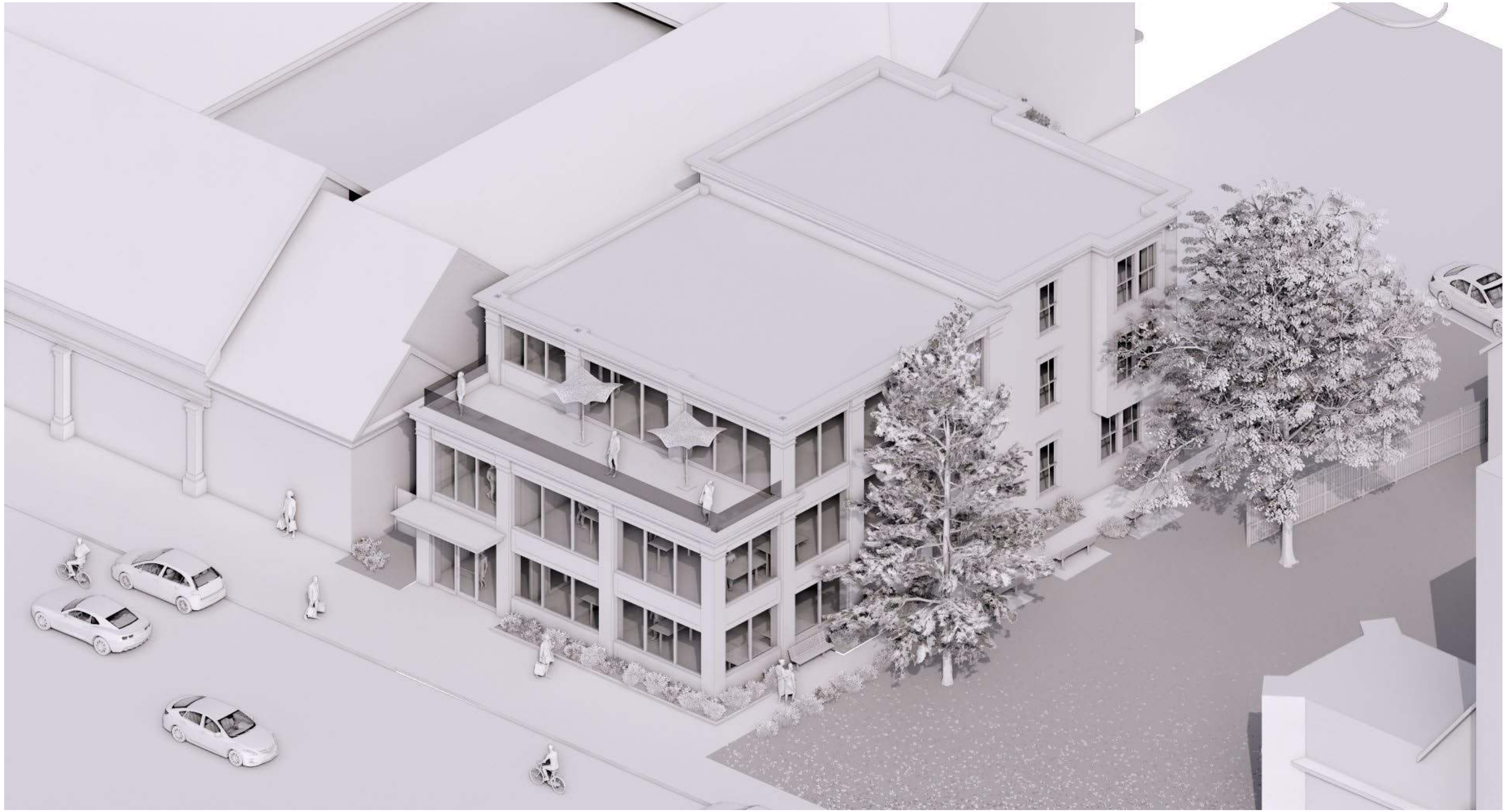
RESIDENTIAL

COMMERCIAL



PROPOSED SITE SECTION























ROBERT J. ANNESE
ATTORNEY AT LAW

April 8, 2020

Andrew Bunnell, Chair
Arlington Redevelopment Board
Planning and Community Development
730 Mass Ave Annex
Arlington, MA 02476

RE: Arlington Historical Commission Demolition Permit Procedure

Dear Chair Bunnell:

I have been asked to furnish information with respect to the Arlington Historical Commission Demolition Permit Procedure and I offer the following comments:

A building which comes within the jurisdiction of the Historical Commission may be significant for many reasons in addition to age, size, or striking appearance. Architectural style, historical period, and style of construction are some factors. It may be associated with an important or well-known architect or builder, or with historically important people or events. It may represent an important period, trend, or chapter in the cultural, political, economic or social history of the town. Or it may be located within the boundaries of a National Register Historic District (which can include buildings of recent construction).

If an individual proposes to make changes to the exterior of a building on the historical property significant list that affects more than 25% of a front or side elevation, then the town bylaw requires that the Historical Commission review the plans at a public hearing.

At the time of the hearing the Commissioners will want to see detailed plans, drawings and photographs of the proposed work and the impact it will have on the existing structure.

The main criteria the Commission considers during the review of the plans are the ways in which the proposed changes affect the historical integrity of the structure. The Commission also looks at the building materials to be used, the styles of windows and doors as well as siding materials.

The Commission has no jurisdiction with respect to paint color or landscaping.

There can be an informal hearing before the Historical Commission where the Petitioner presents his/her plans and no votes are taken and no binding approvals or decisions are reached, but rather suggestions are offered to the Petitioner with respect to proposed changes to the building.

If after a public hearing Members of the Commission do not approve the changes proposed by the Petitioner, the Town Building Department will deny Petitioner a building permit for the

1171 MASSACHUSETTS AVENUE • ARLINGTON, MASSACHUSETTS 02476 • TELEPHONE 781-646-4911 • FAX 781-646-4910
E-MAIL ADDRESS: LAW@ROBERTANNESE.COM

proposed work and the denial will prevent the Petitioner from obtaining a building permit for one (1) year.

Any public hearing before the Historical Commission will need to be advertised and it will be an open meeting with interested parties invited to attend to offer comments.

At the end of the one (1) year denial period the Petitioner is then allowed to proceed with his/her construction plans despite the prior denial and the Building Department is required to issue the building permit so long as the proposed plans comply with other aspects of the zoning bylaw.

Very truly yours,

Robert J. Annese

RJA:lm

Robert Annese

From: Robert Annese <law@robertannese.com>
Sent: Wednesday, April 08, 2020 12:49 PM
To: 'robinsj@rcn.com'
Subject: Atwood House
Attachments: 2020004_Arlington Mixed Use_040720.pdf

Dear Chair Robinson:

The ARB has scheduled a virtual hearing for the Atwood House for Monday, April 20, 2020 at a time to be determined.

I am sending along a copy of the plans that I have submitted to the ARB which will be discussed at the April 20th hearing.

My client is also attempting to learn whether there is any interest in any individual or entity acquiring the Atwood House and moving the Atwood House to a different location for the nominal consideration of $1.00.

If you know of any interest with respect to that issue please by all means let me know.

In addition if you have questions/matters you would like to discuss with me prior to April 20th, you can contact me by e-mail or by telephone 781-646-4911.

Thank you.

Bob

BE AWARE OF WIRE FRAUD – IF YOU RECEIVE AN EMAIL FROM OUR OFFICE REQUESTING THAT YOU WIRE FUNDS, YOU MUST CALL OUR OFFICE AND VERBALLY CONFIRM THE REQUEST PRIOR TO THE TRANSFER OF ANY FUNDS. WIRING INSTRUCTIONS WILL ONLY COME FROM OUR OFFICE. IF YOU RECEIVE INSTRUCTIONS FROM ANY OTHER PARTY (INCLUDING YOUR LENDER) CALL US IMMEDIATELY.

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Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
Telephone: 781-646-4911

Discussion & Vote

Summary:

8:30 p.m. Town Meeting and Warrant Article Votes & Comments in COVID-19 Emergency, including Votes on Articles 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47

• Board members will discuss and vote

ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_2_Town_Meeting_and_ARB_Warrant_Article_Votes___Comments_in_COVID-19_Emergency_Letter_from_Counsel_042220.DOCX	Town Meeting and ARB Warrant Article Votes & Comments in COVID-19 Emergency Letter from Council 042220
Reference Material	Correspondence_from_Council_regarding_C._Loreti_s_Warrant_Article_received_via_email_04_24_20.pdf	Correspondence from Council regarding C. Loreti's Warrant Article received 04 24 20

Town of Arlington
Legal Department

Douglas W. Heim
Town Counsel

50 Pleasant Street
Arlington, MA 02476
Phone: 781.316.3150
Fax: 781.316.3159
E-mail: dheim@town.arlington.ma.us
Website: www.arlingtonma.gov

To: Arlington Redevelopment Board

Cc: Adam Chapdelaine, Town Manager
John Leone, Town Moderator

From: Douglas W. Heim, Town Counsel

Date: April 22, 2020

Re: Town Meeting and ARB Warrant Article Votes & Comments in COVID-19 Emergency

In light of the COVID-19 State of Emergency on a local, state, and federal level, and the directives and advice of Massachusetts Department of Public Health and the Arlington Health and Human Services Department and Board of Health regarding social distancing and large public gatherings, I write to provide a draft motion for the ARB's consideration in advance of an anticipated June 2020 Town Meeting.

As the ARB will recall, given the present State of Emergency, you voted to postpone the Annual Town Election until June 6, 2020. Concurrently, the Town Moderator, John Leone announced his intention to postpone Town Meeting from April 27, 2020 to a date to be determined after the Town Election (potentially June 15th). In the meantime, the State passed several pieces of emergency legislation which *inter alia* allow 2020 Town Meetings to continue past June 30th, and/or permit Town's to continue operating on a 1/12th monthly budget in the event they have not passed appropriations articles and closed Town Meeting before June 30th.[1]

However, with the State of Emergency and social distancing directives potentially, if not likely to continue into June, after consultation with public health officials, the Town Moderator,

[1] It bears noting under G.L. c. 43A sec. 10, in order for appropriations to be available for July 1st, 2020, Town Meeting must approve a budget AND dissolve seven business days in advance of such date; no later than June 22nd.

the Chair of the Select Board, the Chair of the Finance Committee, the Chair of the Community Preservation Act Committee, the Town Manager, the Planning Director and I conferenced to discuss the best means of balancing the need to hold a Town Meeting with the need to consider and protect the public safety of Town Meeting Members, the public, and Town staff. In summary, in order to convene a June Town Meeting as briefly and effectively as possible the proposal before you seeks a vote from the Redevelopment Board to effectively table all zoning articles – 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47as "non-essential" and tabled until a future town meeting with a technical vote of "no action."

Permit me to respectfully emphasize to both the ARB and zoning article proponents that "essential articles" are defined for this purpose as those articles necessary to the financing of the Town government and related appropriations. The term is not intended to dismiss the value or import of any 2020 zoning articles, including those articles which you requested be placed on the Warrant. To the contrary, I advise that the purpose of all no-action votes (including any articles you had previously voted to take no action upon for substantive reasons) for articles before you is to uniformly and fairly postpone discussions of such zoning articles on their merits until a more robust debate of such matters can be held at a future town meeting without being hamstrung by significant public health concerns or our present growing pains with remote meeting technologies and procedures.

Furthermore, in keeping with a spirit of fairness to both the ARB and residents who submitted articles by petition, I recommend the vote of the ARB include a firm commitment to place all zoning articles on the 2020 Annual Town Meeting Warrant on the warrant for the next regular or special town meeting by vote of the ARB so that proponents would not be prejudiced by a "no action" vote and have your assurance that the vote is being made purely in the interest of holding an abbreviated Town Meeting during the present public health emergency.

If you are inclined to adopt such an approach, suggested motions are as follows:

VOTED: That no action be taken at the 2020 Town Meeting on Articles 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47; and that all such articles be placed on the Warrant for the next annual or special town meeting by the Redevelopment Board whichever occurs first.

COMMENT: The Redevelopment Board votes "no action" on all articles before it for the 2020 Annual Town Meeting for the purposes of allowing an abbreviated Meeting in light of the COVID-19 public health emergency. The Redevelopment Board offers no qualitative assessment of any of such articles, and hereby commits to placing each of such articles on the next special or annual town meeting warrant as articles of the of the Redevelopment Board for the purposes of ensuring discussion of such articles will not be prohibited by c. 40A sec. 5.

From: Doug Heim <DHeim@town.arlington.ma.us>
Date: April 24, 2020 at 1:56:27 PM EDT
To: Chris Loreti <cloreti@verizon.net>, John Leone <JLeone@town.arlington.ma.us>
Cc: Janice Weber <JWeber@town.arlington.ma.us>, Adam Chapdelaine <AChapdelaine@town.arlington.ma.us>, Jenny Raitt <JRaitt@town.arlington.ma.us>, "abunnell@town.arlington.ma.us" <abunnell@town.arlington.ma.us>, "KLau@town.arlington.ma.us" <KLau@town.arlington.ma.us>, "EBenson@town.arlington.ma.us" <EBenson@town.arlington.ma.us>, "DWatson@town.arlington.ma.us" <DWatson@town.arlington.ma.us>, "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>, "freidy@town.arlington.ma.us" <freidy@town.arlington.ma.us>
Subject: RE: Your Warrant Article

Good afternoon,

Mr. Loreti, thank you for sharing your concerns. While I think the vote proposed is meant to evidence that the ARB will take the steps necessary to ensure a full discussion before Town Meeting of any zoning articles without prejudice, I appreciate your attention to this detail regarding steps necessary. I understand how the importance of providing a sense of confidence that the Board will not prevent substitute motions from being considered.

I will leave it to others to outline the disadvantage of cancelling Town Meeting entirely without voting on the budget, capital budget, borrowing authorizations, CPA grants, etc.

With respect to the concern articulated here, the ARB could provide further confidence with the following additional language:

VOTED: That no action be taken at the 2020 Town Meeting on Articles 8, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47; and that all such articles be placed on the Warrant for the next annual or special town meeting by the Redevelopment Board whichever occurs first, *AND further that such articles at a minimum, be recommended for favorable action in the final report of the Board for purposes of discussion only*.

COMMENT: The Redevelopment Board votes "no action" on all articles before it for the 2020 Annual Town Meeting for the purposes of allowing an abbreviated Meeting in light of the COVID-19 public health emergency. The Redevelopment Board offers no qualitative assessment of any of such articles, and hereby commits to placing each of such articles on the next special or annual town meeting warrant as articles of the of the Redevelopment Board *AND to voting favorable action in their final report* <u>*for discussion purposes only*</u> for the purposes of ensuring ~~discussion of~~ *that neither* such articles *nor substitute motions regarding same would* ~~will not~~ be prohibited by c. 40A sec. 5.

The Board cannot technically bind a future Town Meeting not yet before it. But to be clear, there is no perfect vote for this unprecedented scenario. The Courts are clear that even a vote at town meeting to "indefinitely postpone" action on an article is unfavorable action for the purposes of c. 40A sec. 5. *Wood v. Milton*, 197 Mass. 531 (1908). Hence, it's entirely possible that a decision to "cancel" Town Meeting could be construed as unfavorable action as well.

That said, the above vote reflects a three-step process:

First, the ARB takes the Vote outline above.

Second, the ARB would place all current resident petition articles on the Warrant as articles of the Board for the next special or annual town meeting.

Third, the ARB would regardless of its substantive opinion of any article, recommend "favorable action for the purposes of Town Meeting Discussion" in its final report.

Thereafter, the Board could submit substitute motions or other documents outlining its substantive position and what action it urges Town Meeting to take, but resident proponents would not be prejudice In the manner Mr. Loreti fears.

Please note that the third step does not apply to the Select Board or any other body. Only zoning articles are subject to the requirement referenced by Mr. Loreti.

Sincerely yours,

Douglas W. Heim
Arlington Town Counsel
50 Pleasant St
Arlington, MA 02476

Tel: (781) 316-3150

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From: Chris Loreti [mailto:cloreti@verizon.net]
Sent: Friday, April 24, 2020 12:52 PM
To: John Leone
Cc: Janice Weber; Douglas Heim; Adam Chapdelaine; Jenny Raitt; abunnell@town.arlington.ma.us; KLau@town.arlington.ma.us; EBenson@town.arlington.ma.us; DWatson@town.arlington.ma.us;

rzsembery@town.arlington.ma.us; freidy@town.arlington.ma.us
Subject: Re: Your Warrant Article

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Dear Mr. Leone:

I am in receipt of your April 23 letters concerning the two zoning article I submitted for the 2020 Annual Town Meeting and your plans for conducting that meeting. I have also reviewed the vote Town Counsel has recommended for the ARB's consideration to postpone all zoning articles to a future date.

Unfortunately, both your letters and Attorney Heim's recommended vote to the ARB seem to misunderstand the requirements of MGL Chapter 40A Section 5 (copied below) as it relates to zoning warrant articles that have been voted down by Town Meeting. While I appreciate that the ARB might use its authority under that same provision of the law to place all the zoning articles back on the warrant in the future, in no way does that ensure that Town Meeting Members will be able consider these articles at the next Town Meeting.

As the text of MGL Chapter 40A Section 5 makes clear, it is not sufficient for articles to be placed on the warrant to be considered by a future Town Meeting. Once voted down (as in the planned, abbreviated Town Meeting) Town Meeting cannot act upon them "unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board." Thus, unless the ARB votes to support the articles through a recommended positive vote, there will no possibility of them coming before Town Meeting for two years following the "No Action" vote at the abbreviated meeting.

Your letter makes clear that the ARB may vote "No Action" on the articles for the future meeting. Whether it does so for technical or substantive reasons is irrelevant. Once it does so, the possibility of the article coming before Town Meeting through a substitute motion is foreclosed. Thus, the course of action town officials have proposed is very different from a mere postponement of the zoning articles. While substitute motions to the ARB's recommended vote of "No Action" would be allowed if Town Meeting proceeded as usual, such motions will not be allowed at the postponed meeting based on the two-year prohibition of MGL Chapter 40A Section 5.

If you disagree with my reading of the law, then given the text of the vote proposed by Town Counsel for the ARB, and the requirements of MGL Chapter 40A Section 5, could you explain how Town Meeting would not be prohibited from debating a substitute motion to an ARB recommended vote of No Action to any of the affected zoning articles at a future Town Meeting?

In closing, let me say that I fully appreciate the challenges of conducting Town Meeting electronically. I believe it is highly preferable to conduct the meeting in person. And I have yet

to hear any explanation as to why the town simply doesn't cancel Town Meeting this spring and continue to operate under the sort of continuing resolution allowed by Governor Baker's order. I believe that would be best not only for the zoning and other articles to be considered but for democracy in Arlington generally.

Sincerely,
Christopher Loreti

From MGL Chapter 40A Section 5:
No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

p.s. to Fran Reidy, could you kindly forward this message to all members of the Select Board? Thank you.

On 4/23/2020 1:56 PM, John Leone wrote:
Dear Warrant Article Proponent:

You are the proponent of an Article on this year's Annual Town Meeting Warrant. Please allow the attached letter to advise you of the current state Town Meeting planning.

John D. Leone, Moderator
Town of Arlington
jleone@town.arlington.ma.us
781-648-2345 - day
781-641-3546 - evening



Town of Arlington, Massachusetts

Meeting Minutes (2/24/20 and 3/2/20)

Summary:

8:40 p.m. • Board members will review and may approve minutes

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Agenda_Item_4_-_02242020_Draft_Minutes_ARB.docx	02242020 Draft Minutes ARB
🗋	Reference Material	Agenda_Item_4_-_03022020_Draft_Minutes_ARB.pdf	03022020 Draft Minutes ARB

Arlington Redevelopment Board
Monday, February 24, 2020, 7:30 PM
Second Floor Conference Room, Town Hall Annex
Meeting Minutes

This meeting was recorded by ACMi.
PRESENT: Andrew Bunnell (Chair), Eugene Benson, Kin Lau, Rachel Zsembery
ABSENT: David Watson
STAFF: Jennifer Raitt, Director of Planning and Community Development and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair introduced the first agenda item, 833 Massachusetts Avenue Environmental Design Review, Continued Public Hearing, Docket #3348 The Atwood House. Robert Annese introduced himself, Jeff Noyes, the property owner, Emily Driscoll, Designer for the project, and Monte French, Architect. Mr. Annese said that the group has been working on a schedule in regards to developing the site. Mr. Annese said that there are a few options he would like to review with the Board.

Mr. Annese said that building was found to be structurally sound and is on the local significant property inventory. Mr. Annese acknowledged that he must meet with the Arlington Historical Commission in the future. Mr. Annese said that special permit condition # 5 focused on developing the Atwood House while doing the best to retain the attributes of the house. Mr. Annese said that it has been a challenge to find a plan that makes sense for development which includes residential and commercial units as required for mixed-use.

Monte French gave an overview of the proposal. Mr. French said a vendor was brought in to clear the interior of the house of trash. He and Emily Driscoll photographed the interior details of the Atwood House and found that they did not have architectural significance and would not withstand a renovation. Mr. French said that the central staircase leads to an intermediate level the house and is not conducive to redesign. Mr. French said that the basement is considered stable and sound but has withstood flooding; remediation will take a lot of work and will require unearthing the foundation.

Mr. French said that remodeling the property would require taking the building down to the studs, which is not financially feasible. Mr. French reviewed his plans which he said would provide mixed-use development that would better serve the area. Mr. Lau suggested that Mr. Noyes put the house up for sale to anyone who would like to save the building due to the suggested financial constraints of remodeling the property. Mr. Lau suggested working with the Historical Commission. The Chair said that the Board will review the packets that were submitted at the start of the meeting and follow up at a later date. More detailed designs are needed. Mr. French said that there will be a street scape study to help to design a building that complements the area. Mr. Benson said that he would like to make sure that the plans work within a timeline.

The Chair opened the floor to public comment.

John Atwood, grandson of Dr. Atwood, said after Dr. Atwood's family sold the house, the plan was to continue to use the building as medical offices. Mr. Atwood said that he realized that it is a difficult problem finding a way to repurpose the building. Mr. Atwood said he thinks that a mixed-use office plan is encouraging, especially anything to do with medical uses. Mr. Atwood provided the Board with materials from the 25th anniversary of Dr. Atwood's Harvard graduation. Mr. Atwood said that the house is historically significant.

John Worden suggested speaking with the Historical Commission regarding the changes to the exterior of the house. Mr. Worden said that he thinks that moving the building is not a good idea. Mr. Worden said houses at that time had large front lawns. Mr. Worden said that it is an old house and example of nice homes that used to line Massachusetts Ave. Mr. Worden said he feels that CVS is too close to the street and lacks green space.

Mr. Benson clarified for the members of the public that the proposal Mr. Annese presented would not save the Atwood

structure. Mr. Benson said that, with the current proposal, if the house is not purchased by someone else the structure could be torn down following a demolition delay period. Mr. Lau said that the current layout does not allow for more than a few small offices. Ms. Zsembery said she agreed that contacting the Historical Commission and getting started with that process is a very important step.

Dorothy Nash-Webber said that 10 years ago when special permitting was being completed for CVS, an important element of the conversation regarding the Atwood House was that it be used for affordable housing. Ms. Nash-Webber said that the Noyes family was going to maintain the property, which she said hasn't really happened. Ms. Nash-Webber said it was stated at the last hearing that affordable housing would not be possible financially. Now Mr. Noyes is suggesting a mixed-use option and to even tear down the Atwood House. Ms. Nash-Webber asked that the numbers be reviewed to see how much cost is due to a lack of maintenance for the past 10 years and subtract those costs from the total project cost. Ms. Nash-Webber asked if affordable housing could be an option, as opposed to market rate units, if the cost due to lack of maintenance is deducted. Ms. Nash-Webber also asked to consider that the cost of finishings for affordable housing units may be less expensive than those typically used in market rate units.

Chris Loreti asked if the Board has had an independent assessment of the property. The Chair confirmed that an independent assessment has not been done. Mr. Loreti suggested that the Board get a second opinion.

The Chair moved to continue the hearing on Monday March 16, 2020, Mr. Lau seconded, approved 4-0 (Mr. Watson was absent).

The Chair introduced the second agenda item, Environmental Design Review Public Hearing 434 Massachusetts Ave. Taipei-Tokyo. Charlie Scacca from Vital Signs, and the property owner Ara Gechijian introduced themselves and explained that the restaurant has been closed for two years due to fire and will now be known as Taipei-Tokyo. Mr. Scacca said that they would like to have the new signs, which have already been installed, approved for the restaurant.

Ms. Zsembery said that the signs do not comply with the current sign bylaw; the signs are over in both quantity and size. Ms. Zsembery said she does not know how the Board can approve the signs if they do not meet the sign code. Mr. Benson said that there is a prevision for the Board to sign a waiver if it is in the public interest, but Mr. Benson said that he cannot approve a sign that is so far removed from what the sign bylaw requires. Mr. Lau asked about the sign proportions and what type of material is behind the signs. The Chair said that he agrees with Mr. Benson because he is afraid if a waiver is approved then it will be "anything goes" going forward.

The Chair opened the floor to members of the public. There were no comments. Ms. Raitt said that Vital Signs should work with the Department to prepare plans for their next hearing. The Chair made a motion to continue this hearing to Monday, March 16, 2020, Mr. Lau seconded, approved 4-0 (Mr. Watson was absent).

The Chair suggested tabling the fourth agenda item, Annual election of chair and vice-chair, for this meeting since not all Board members are present.

The Chair introduced the sixth agenda item, Lease Extension for Retirement Board.
Ms. Raitt explained that due to the construction in the Central School building the Retirement Board will be moving to the second floor and changing the lease for the remainder of the term, through June 30, 2020. Mr. Benson asked if there will be two leases and Ms. Raitt said the document is an amendment to the Retirement Board's current lease.

The Chair introduced the third agenda item, Environmental Design Review Public Hearing 93 Broadway Springboard Schools. Architect, Zeke Brown, and Springboard Schools owner, Kevin Flynn, introduced themselves. Mr. Flynn gave an overview of the plans for the addition to the school. Mr. Flynn said that Springboard Schools has had success with their bicycle parking program.

Mr. Flynn said that he has received many requests to expand the school and this proposal includes four more classrooms. Mr. Lau asked if the additional classrooms will be for children of the same age group or of another age group. Mr. Flynn said that the additional space will be for children of the same age group as the current students. Mr. Brown explained that the plan is essentially an extension of the existing building. The siding materials will be the same as the existing building to continue the look of the original building.

Mr. Lau asked about parking. Mr. Lau said he drives by on his way to work in the morning and said that he has not seen a problem with parking or drop-offs. Mr. Lau asked about the cement planters at the corners. Mr. Flynn said the cement planters are also intended to serve as a safety measure. Mr. Lau asked if Mr. Brown could work to soften the

corners with plantings to make the area more attractive. Mr. Lau and Mr. Benson said that they are fine with the parking reduction.

Mr. Benson asked why the new building was tilted as compared with the existing building. Mr. Brown said that the new portion is angled to be line with the neighboring building and to create a more welcoming courtyard. Mr. Benson asked if any existing trees would be taken down. Mr. Brown said that the existing trees on the plans are beyond the fence line on the neighboring property. Mr. Flynn said the he plans to plant more trees in the courtyard for shade and additional screening for the building.

Mr. Flynn said that the families who are Springboard Schools' customers asked Mr. Flynn to comment on the lack of bicycle lanes on Broadway. The families feel the lack of bicycle lanes is a safety concern so Mr. Flynn said he wanted to pass the feedback on to those planning the Broadway Corridor renovation. Ms. Zsembery said she commends Mr. Flynn's commitment to alternative transportation for both customer families and employees.

The Chair opened the floor to comments from members of the public.

Chris Loreti said that he supports this proposal instead of the proposed mixed-use development that would have dominated the triple decker next to it. Mr. Loreti asked about the parking relief calculations. Ms. Raitt said that the calculation was 21. Mr. Loreti said that 11 employees were expected to be driving with 6 available spaces. Mr. Flynn explained that his employees work in shifts so will not all be on site at the same time. Mr. Flynn said that there would be up to 9 employees who drive on site at the same time on a consistent basis. Mr. Loreti said that essentially Mr. Flynn will allow employees to park on the street.

Mr. Loreti said he is concerned about the location of the parking spaces and asked how the proposal is consistent with section 6.1.10b, parking in commercial districts no parking should be located in the front yard and no driveway in the front of the building will be permitted. Mr. Brown said that it comes down to the space on this site and the goal is to use the available space to create larger classrooms. Ms. Zsembery said that she appreciates the fact that they did not create additional curb cuts to preserve on street parking.

Ms. Raitt said that the one last condition is to finalize the landscape plans, including the concrete planters. The Chair said that the design is unique and innovative and vastly improved the lot. Mr. Lau moved to approve this application with conditions, Ms. Zsembery seconded, approved 4-0. (Mr. Watson was absent)

The Chair introduced the fifth agenda item, Debrief and follow-up from joint meeting with Select Board on January 13, 2020.
Ms. Raitt introduced the memo with an outline of the process that was agreed to for the review of warrant articles. Ms. Raitt also introduced the proposed schedule of engagement, which has already been enacted. Ms. Raitt said that they are looking to schedule the next joint Board meeting in July. The meeting will allow each Board to have both an individual meeting and the joint Board meeting.

The Chair said that the first engagement meeting was very collaborative and is encouraged by finding ways for the two Boards to support each other. Ms. Raitt reviewed the amendments made to the allow for participation throughout the process, broad open engagement as a starting conversation about housing with public meetings in May, talk about policy development, then prepare for the upcoming Town Meeting. The Chair said that the focus will not be solely on housing but on development on the whole.

Ms. Zwirko said that the Department is scheduling meetings, setting up a dedicated phone line for comments and a survey through survey monkey for feedback from residents. Ms. Zwirko said the Department is working to find multiple avenues for feedback so that a variety of people will be comfortable voicing their opinions. Ms. Zwirko reminded the ACMi viewers to take the Town Survey.

The Chair introduced the seventh agenda item, Final Broadway Corridor Report.
Ms. Raitt said that the final report is now available. The students' proposal has received favorable reviews from many people. Ms. Raitt said that many of proposed items are actionable such as the additional of bike lanes, mobility issues, street scape, street corners, and quality of life in general. Ms. Raitt said that one of the warrant articles for Town Meeting is related to this report; it proposes a design competition for the Broadway Corridor. The Chair said that it is a unique look at a part of town that does not get very much attention, for better or for worse.

The Chair introduced the eighth agenda item, Meeting Minutes (12/2/2019, 1/6/2020, 1/13/2020, 1/27/2020)
Mr. Lau moved to approve the 12/2/2019 meeting minutes, Mr. Benson seconded, approved 4-0.
Mr. Lau moved to approve the 1/6/2020 meeting minutes as amended, Mr. Benson seconded, approved 4-0.
Mr. Lau moved to approve the 1/13/2020 joint Board meeting minutes, Ms. Zsembery seconded, approved 4-0.
Mr. Benson moved to approve 1/27/2020 meeting minutes as amended, Ms. Zsembery seconded, approved 4-0.

The Chair reviewed the Board's meeting dates for March 2020 so they are entered on record as well as being available on the Town website and posted at Town Hall. The Chair said the following Board meetings will be held in March: Monday 3/2/2020 in the Senior Center Main Room, Monday 3/16/2020 in the Lyons' Hearing Room, Thursday 3/19/2020 at the Arlington Police Department Community Room, and Monday 3/23/2020 in the Lyons' Hearing Room.

The Chair opened the floor to public comment for the Open Forum portion of the meeting.

Patricia Worden read a prepared statement regarding the MIT Students' Broadway Corridor Report. Ms. Worden's full statement is included with the submitted correspondence for this meeting.

Wendy Richter introduced herself to the Board as the Open Space Committee Liaison with the ARB. Ms. Raitt said that Ms. Richter is also a member of the Design Review Group and the Master Plan Implementation Committee.

Mr. Lau moved to adjourn, Ms. Zsembery seconded, all voted in favor 4-0.

Meeting adjourned.

DRAFT

Arlington Redevelopment Board
Monday, March 2, 2020, 7:30 PM
Senior Center, Main Room, 1st Floor, 27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.
PRESENT: Andrew Bunnell (Chair), Eugene Benson, David Watson, Kin Lau, Rachel Zsembery
STAFF: Jennifer Raitt, Director of Planning and Community Development and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair introduced the first agenda item, Warrant Article Public Hearings 2020 Annual Town Meeting. The Chair gave an overview of the warrant article public hearing process. The Board will hear from each proponent and then the public will be provided time to comment, the Board will not take any action until all of the articles have been presented and all public comment have been received. The Board will then deliberate at a separate meeting, tentatively scheduled for 3/26/2020 (The meeting was later rescheduled for the evening 3/30/2020). The Board will continue to collect written comments up until the end of the warrant article review hearings and there will be open forum at each of the review meetings available for comments.

The Chair introduced Chris Loreti the proponent of Article 34 Zoning Bylaw Amendment/Clarification of the Definition of Mixed-Use. Mr. Loreti stated that definition of mixed-use is two or more distinct land uses. Article 34 would add the following phrase to the definition of mixed use: provided that any such distinct uses are not otherwise prohibited by this bylaw as individual land uses in the same district. Mr. Loreti stated that for each zoning district Town Meeting approves zoning for land uses and the ARB has no flexibility to change designations and the ZBA cannot allow use variances for prohibited use because Arlington does not allow use variances. The ARB or ZBA can only decide whether a special permit is merited for those uses that are designated as special permit uses. 3.3.3a of the Zoning Bylaw requires the Boards to make a determination that the designated use is a special permit use.

Mixed-use is allowed in every business district but that does not allow for prohibited uses across those business districts. For example, gas stations are only allowed in a B4 zoning district according to the bylaw. Mr. Loreti suggests that as part of mixed-use zoning a gas station with a convenience store could be allowed in districts other than just B4. The amendment applies to development in both single and multiple zoning districts and reaffirms that within a zoning district the uses in a mixed-use development have to be allowed as a single use in that same zoning district. Mr. Loreti said that his amendment does not reduce any flexibility the ARB currently has. Mr. Loreti said that his amendment is consistent with the Master Plan and would clarify what is defined as allowed uses. Mr. Loreti said that he feels this will help to avoid permit appeals.

The Chair opened the floor to comments regarding Article 34.
Don Seltzer said that this amendment should be classified as a routine administrative correction. Mr. Seltzer said that this amendment does not change the intent of the bylaw but only adds needed clarification. Mr. Seltzer played an excerpt from the 2016 Town Meeting regarding the use in mixed-use districts on his phone. The Chair said that Mr. Loreti already submitted the transcript from 2016 Town Meeting with his proposal and posted on NovusAgenda. Mr. Seltzer said that he feels it was made clear in 2016 that mixed-use was to fit what is already allowed by zoning.

Patricia Worden said that this is a necessary housekeeping article. Mixed-use must fit with uses allowed in that district and uses must comply with zoning for that district.

John Worden said that there is no harm adding clarity so there is no possibility for error, confusion, or dispute.

The Chair introduced John Worden proponent of Article 28 Zoning Bylaw Amendment/Conversion of Commercial to Residential. Mr. Worden said if a mixed-use development with commercial and residential units decides to change one or more of the commercial units to residential units they just do that as a right. Mr. Worden explained that he feels that if a mixed-use development is built, taking advantage of the mixed-use zoning allowances such as reduced set-backs, minimal side yards, and minimal back yards, there is no recourse if the developer then converts the building to entirely residential units. Mr. Worden said that he feels that this is a violation of the intent of the law and if commercial units are

to be converted they should only be approved for affordable housing.

Mr. Benson said he agrees that the Town needs more affordable housing. There are many different levels of affordable housing besides the level of affordable housing as defined in the bylaw. Mr. Benson asked if when Mr. Worden says "affordable housing" if he means affordable housing as defined in the zoning bylaw. Mr. Worden said that the housing should just be at the level of affordable housing defined in the bylaw. Mr. Worden said that people who fit that criterion need the help and people at other levels of affordability can somehow find housing. Mr. Benson asked how a police officer or a firefighter would be able to find housing in Town if not eligible for affordable housing and theoretically not planning to buy an expensive home.

Mr. Benson said this article would actually prevent someone from converting units to be affordable. Mr. Benson said to have affordable housing built means that usually a larger project is needed; projects require scale to access state low-income housing tax credits with other funds to build the actual housing. Mr. Benson said those funds would not be available to convert a storefront to one or two affordable housing units. Mr. Benson said that inclusionary zoning starts with 6 units because 5 market rate units are needed to subsidize the cost of the one affordable unit. Mr. Benson said Mr. Worden would have to show how one could convert one or two units to affordable units. Mr. Benson said that this will not result in additional affordable housing; it will result in buildings not being converted or fixed up, which is a recipe for things remaining static.

Mr. Lau asked if this proposal is for new buildings or existing mixed-use buildings. Mr. Lau said that new construction would not work because new mixed-use construction would not be approved if it is all housing. Mr. Worden said a special permit should be required to be able convert the commercial space to affordable housing units. Mr. Worden said that the commercial spaces in mixed-use buildings are taxable non-public service expenses and this article would allow the Town to make money where money would be lost. Mr. Lau asked if the article is geared towards all mixed-use buildings or just existing buildings. Mr. Worden said it should apply to all.

The Chair opened the floor to questions from the public.
Don Seltzer asked for the Town's definition of affordability. Ms. Zwirko said that the definition for rental properties is rent is 30% of a household at 60% of the median income. Ms. Zwirko said the affordability ruling for people purchasing is 70%. Mr. Seltzer said that the AMI that applies now is around $120,000.00 so saying that these affordable apartments are geared for those families making $72,000.00 per year, which is not low income more like moderate income. The Chair said that unless we have some hard numbers it is irresponsible to have this discussion. Ms. Raitt said that gross household income varies by household size. Mr. Seltzer said that his point is that we are not talking about low-income families we are talking about moderate-income, typical of what a teacher may make.

Chris Loreti asked to clarify that in a mixed-use development there is no possibility of converting commercial space to residential without the Board's approval. We would like to avoid the situation where a mixed-use building has the commercial space converted to residential. Would they just ask the building inspector and get a building permit. The Chair said if they had to get a special permit in the first place, then they would need to reopen the special permit to change the use. Mr. Loreti said then prohibits the conversion unless the residential units would be for low to moderate incomes. Mr. Loreti suggested a by-law change in the future to prevent conversion of commercial space in mixed-use buildings without approval from the Board.

Steve Moore asked if a developer builds a mixed-use project if there is a limitation on conversion for that particular developer. The Chair said special permit is required to change the use the special permit would have to be reopened for the Board's review and approval. Mixed-use projects require a special permit.

The Chair introduced articles 43, 35, and 36 and said the Board will discuss all three articles together because they all are pursuant to similar subject matter. Regarding Article 35, Zoning Bylaw Amendment/Parking Requirements, the Chair said Gami Maislin asked the Board to vote no action on since it is similar to Article 43, as proposed by the Board.

The Chair introduced Marvin Lewiton proponent of Article 36, Zoning Bylaw Amendment/ Parking Regulations. Mr. Lewiton said his article is different to the article proposed by the Board because it is less restrictive. As a Town Meeting Member, Mr. Lewiton said he has heard the town express the importance of increasing the commercial tax base and the desire to have three vigorous business districts. Mr. Lewiton said restaurants have been a driver of business in the town and to have people coming to the town, which may have a positive effect on other businesses as well. Mr. Lewiton said the town is more desirable looking when there are not so many empty storefronts. Mr. Lewiton said the article proposed by the Board is restrictive and may not support the opening of new businesses.

Mr. Lewiton said that he submitted a list of approximately 25 restaurants as examples of businesses that would not meet at least three of the Transportation Demand Management requirements in the zoning bylaw. Mr. Lewiton would like to see parity for new businesses coming in, which at this time have to meet requirements that are not met by existing businesses. Mr. Lewiton said he feels this may discourage new development in town. The provision for special permit seems to be an arbitrary process with no guidelines dictating who will get a pass when it comes to parking restrictions.

Mr. Benson said he has concerns about the wording of this article. Mr. Benson said that the article states that it is to encourage “new business”. He asked Mr. Lewiton what if an existing business would like to move or expand. Mr. Lewiton said that he would like to have current businesses included. Mr. Benson said his second concern is where in the table it says “any other use included in this bylaw” by deleting restaurant will default to any other use in this bylaw.

The Chair said that the Board could suggest a vote that would illustrate the Board’s preference. Mr. Lau asked if the article only pertains to restaurants. Mr. Lau said other businesses should be included since the town can only support a limited number of restaurants. Mr. Lewiton said it would be great to encourage other businesses to come to town, he said he drafted his article after the ZBA denied approval for a particular establishment and wanted to limit the approach so as not to get rid of all parking restrictions.

The Chair then introduced the Board’s article and said the Board will take public comment for both articles at the same time. Ms. Raitt said that article 43 Zoning Bylaw Amendment/Parking Reductions in the B3 and B5 Districts. Ms. Raitt said this article only pertains to B3 and B5 districts, the key difference between this article and Mr. Lewiton’s article, which is applicable to any business district. B3 and B5 Districts include the business districts of Capital Square, Arlington Center, and Arlington Heights where there is plenty of on-street parking and parking lots, especially in Arlington Center. There is some flexibility that is possible in these business districts and, in most cases, it is impractical to create additional parking.

The Board and the community would like to encourage commercial development; parking requirements may be getting in the way of that. The Board deferred a recent case to the ZBA because it did not meet parking requirements, which was ultimately approved and is currently under the appeal period. Businesses should not have to go through that level of scrutiny to open a business in Arlington. A further example of the impracticality of creating new parking would be in locations where a building saturates an entire building lot and historically significant buildings which should not be altered to create more parking. There are also topographical issues that create significant constraints to the creation of new parking.

As noted by the prior petitioner, this article does require Transportation Demand Management plan but the article includes the word “may”, so a TDM may be required. The Board may want to look at when they choose to waive such requirements in the future. The Arlington Heights Neighborhood Action Plan illustrated that there are many constraints on new commercial development in the business district, including parking. Ms. Raitt said in summary that this article would limit parking reductions to B3 and B5 business districts, is more expansive than the previous article as it includes more businesses than just restaurants, and the word “may” does not immediately require TDM.

The Chair opened the floor to public comment.

Chris Loreti recommended not going forward with either parking reduction article. He noted that both articles are a result of the experience of a recent applicant who applied to open a pub in the Heights. Mr. Loreti said the article needs a lot more thought than what has gone into it. Mr. Loreti said he was surprised that the applicant was referred to the ZBA for a variance. Mr. Loreti said that the Board was fully empowered to grant parking relief after the applicant established an off-site parking agreement with another business in the area. Mr. Loreti suggested a different way of enforcing parking restrictions for these types of places is to have the applicant be given the grandfathered spaces that the previous business had. The Board may want to look into that type of procedure so the only time the applicant would have to provide more parking is if the new use would require more parking that the old use. The bylaw that exists now already allows for flexibility. Mr. Loreti said another concern is why this article only allows for parking restrictions in B3 and B5 districts and does not include B2 and B4, which includes smaller businesses on Broadway. Mr. Loreti said he suggests coming back next year with an article that includes all business districts and takes into account the flexibility in the current bylaw.

The Chair closed the public hearing portion of the meeting. Hearings will continue at the next ARB meeting.

The Chair introduced the second agenda item, Organizational meeting – ARB Rules and Regulations Rule 2 - Board Officers. The Chair asked for nominations for Chair and Vice-Chair. Mr. Lau nominated The current Chair, Mr. Bunnell, Mr. Benson seconded, Mr. Bunnell accepted, approved 4-0 (Mr. Bunnell abstained from voting). The Chair nominated Mr. Lau as Vice-Chair, Mr. Benson seconded approved 4-0 (Mr. Lau abstained from voting).

The Chair introduced the third agenda item, Director's Updates. Ms. Raitt said that the Select Board would like the Board to provide an opinion on the following warrant articles: Article 13, Bylaw Amendment/Fossil Fuel Infrastructure Bylaw Amendment, Article 19, Acceptance of Legislation/Bylaw Amendment/Municipal Affordable Housing Trust Fund, Article 20, Home Rule Legislation/ Real Estate Transfer Fee and CDBG are scheduled to be heard during the Select Board's March 23, 2020 meeting. Ms. Raitt said the Select Board also asked that the Board discuss article 15, Vote/Establishment of Town Committee on Residential Development. The Select Board had a hearing and voted on the Article on February 25, 2020. The Select Board will also be talking about the parking reduction articles discussed at this meeting and will relay their opinions back to Ms. Raitt. The Chair said the Board will not discuss the article voted on by the Select Board. At the Board's March 16, 2020 meeting, the Board will discuss the other three articles, vote, and provide their opinion to the Select Board.

The Chair introduced the fourth agenda item, Open Forum and opened the floor to members of the public.
Chris Loreti asked about the documentation used for the Atwood House hearing that was not posted with the February 24, 2020 Board meeting. The Chair said that that documentation was information was received the night of the February 24, 2020 hearing. Mr. Loreti asked the Board to cancel hearings in the future if the applicant does not provide documentation in advance for members of the public to review. Ms. Zsembery said that there was no expectation that there would be any documentation for that hearing. The applicant had issues to discuss outside of the documentation, the applicant was there to review their timeline and hear what progress has been made. Ms. Zsembery said the Board declined to take any action or discuss what was included in the documentation because the Board and members of the public did not have an opportunity to review.

Charles Hartshorne said he is a Town Meeting Member and has felt that ideas are presented in a siloed way at Town Meeting. Mr. Hartshorne said having the Board and the Select Board review each other's articles makes for better informed Town Meeting Members. If can be expanded to Finance and School Committee that would be great for Town Meeting Members.

Mr. Lau moved to adjourn, Mr. Benson seconded, all voted in favor 5-0.

Meeting adjourned.

DRAFT



Town of Arlington, Massachusetts

Correspondence Received

Summary:
Correspondence received from:
S. Revilak 04-26-2020
D. Seltzer 04-27-2020
P. Worden 04-27-2020

ATTACHMENTS:

Type	File Name	Description
Reference Material	Correspondence_from_S._Revilak_re_Docket_#3348_833_Mass._Ave._received_04_26_20.pdf	Correspondence from S. Revilak re Docket # 3348 833 Mass Ave. received 04 26 20
Reference Material	Correspondence_from_D._Seltzer_re_833_Mass_Ave_with_attachment_received_04_27_2020.pdf	Correspondence from D. Seltzer re 833 Mass Ave with attachment received 04 27 20
Reference Material	Correspondence_from_D._Seltzer_Attachment_04_27_2020.pdf	Correspondence from D. Seltzer attachment received 04 27 20
Reference Material	Correspondence_from_P._Worden_re_Atwood_House_received_04_27_2020.pdf	Correspondence from P. Worden re Atwood House Hearing received 04 27 20

111 Sunnyside Avenue
Arlington, MA 02474
April 26, 2020

Arlington Redevelopment Board
730 Massachusetts Ave. Annex
Arlington, MA 02476

Re: Docket #3348, 833 Massachusetts Avenue

Dear Arlington Redevelopment Board,

I'm writing to provide public comments on Docket #3348, 833 Massachusetts Ave.

I'm glad to see the petitioner's interest in pursuing a mixed-use building at 821 Mass Ave. I was impressed with the renderings in the "Potential Renovation Scope" portion of their submission. The proposed building is contemporary and attractive, and its massing is consistent with the surrounding structures. I think it will be a nice addition to the streetscape, and a substantial improvement over current site conditions.

I encourage the board to work with the petitioner in moving this project forward.

Sincerely,

Stephen A. Revilak

From: Don Seltzer <timoneer@gmail.com>
Date: April 27, 2020 at 12:52:01 PM EDT
To: "ABunnell@town.arlington.ma.us" <ABunnell@town.arlington.ma.us>, "ebenson@town.arlington.ma.us" <ebenson@town.arlington.ma.us>, "klau@town.arlington.ma.us" <klau@town.arlington.ma.us>, David Watson <dwatson@town.arlington.ma.us>, "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>, Jenny Raitt <JRaitt@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>
Cc: Richard Duffy <richard@arlingtonhistorical.org>, "Baldwin, David W." <dbaldwin@mitre.org>
Subject: Re: The Atwood House Hearing

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

In advance of tonight's hearing, I wish to provide you with a depiction of the view from Massachusetts Ave of the Atwood House today, and what it might look like after the proposed teardown and redevelopment.

Don Seltzer



Current Street View



Proposed

From: Patricia Worden <pbworden@gmail.com>
Date: April 27, 2020 at 11:52:43 AM EDT
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Subject: The Atwood House Hearing

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Dear Chairman Bunnell and members of the Arlington Redevelopment Board,

Regarding the hearing concerning the Atwood House at 821 Massachusetts Avenue scheduled for this evening I hope the Board will continue the hearing to a more appropriate time after the shelter-in-place emergency is over. Your agenda contains the lengthy presentation of unfortunate suggestions of the Noyes/CVS & Attorney Annese for their ideas to exploit the historic Atwood House situation avoiding any preservation. Their plan seems to want to demolish the Atwood house and replace it with a building similar to John Carney's monstrosity at the other side of the Arlington High School at 887 Massachusetts Ave. That building is thought by many to be the ugliest building in Arlington.

The building proposed would obscure the view of the First Baptist Church from westerly Massachusetts Avenue and create a strip strip-mall effect as one moves westerly from the Jason Russell House

To approve a plan such as this would add insult to injury in the saga of the neglect of the conditions under which the Atwood House was to be protected as a condition of the CVS permit. As you know the owner, Noyes, prevented attempts by a non-profit, to add to the rear of the house and renovate it for use as affordable housing, by refusing to agree to lease terms long enough to make the project financially sound. Irresponsibly the house was then neglected and left with openings enabling entrance and vandalizing as has frequently been noticed –

> "plants are growing in the gutters, a side porch column has fallen, and there's an open window to the basement, an invitation for the homeless and others.. It almost looks like someone is waiting for it to be torched and reduce the expense of demolition..." (an Arlington List item)."

The house has suffered from Demolition by Decay while the permit conditions for its protections were being ignored. But at last we have the opportunity (arising from the re-opening of the permit) to correct the damage that Noyes has done rather than reward the attempted exploitation of this important region of Massachusetts Avenue. However, we need your help and skill as our redevelopment board to achieve this. It would be appropriate to continue this hearing to a time when the emergency requirements for sheltering in place are ended giving the public more opportunity to be aware of and involved in the situation.

Yours very truly,

Patricia Barron Worden
Town Meeting member, Precinct 8

Please include this letter with materials for the ARB meeting of April 27, 2020

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